



**CITY COUNCIL MEETING**  
**City Hall—Council Chambers, 3989 Central Ave NE**  
**Monday, November 27, 2023**  
**6:00 PM**

**Mayor**  
Amada Márquez Simula  
**Councilmembers**  
Connie Buesgens  
Kt Jacobs  
Rachel James  
Justice Spriggs  
**Interim City Manager**  
Kevin Hansen

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**AMENDED AGENDA**

**AGENDA AMENDED ON 11/27/2023 TO ADD ITEM B AND  
SUPPORTING FINAL DOCUMENTS FOR ITEM 17.**

**ATTENDANCE INFORMATION FOR THE PUBLIC**

*Members of the public who wish to attend may do so in-person, or by using Microsoft Teams Meeting ID 287 822 303 488, Passcode MGP9KV . For questions please call the Administration Department at 763-706-3610. Auxiliary aids or other accommodations for individuals with disabilities are available upon request when the request is made at least 72 hours in advance. Please contact Administration at 763-706-3610 to make arrangements.*

**WELCOME/CALL TO ORDER/ROLL CALL**

**MISSION STATEMENT**

*Columbia Heights is a vibrant, healthy and connected City. We are here to actively support the community, deliver equitable services, build and strengthen connections, improve upon our past, and uphold our successes. We strive to be better and ensure Columbia Heights is a great place for everyone, today and in the future.*

**PLEDGE OF ALLEGIANCE**

*The Pledge of Allegiance to the Flag: "I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all,"*

**APPROVAL OF AGENDA**

*(The Council, upon majority vote of its members, may make additions and deletions to the agenda. These may be items submitted after the agenda preparation deadline.)*

**PROCLAMATIONS, PRESENTATIONS, RECOGNITION, ANNOUNCEMENTS, GUESTS**

**A. Immaculate Conception Day Proclamation, December 8, 2023.**

**B. Update from School Board Liaison.**

**CONSENT AGENDA**

*These items are considered to be routine by the City Council and will be enacted as part of the Consent Agenda by one motion. Items removed from consent agenda approval will be taken up as the next order of business. (The City Council will make a motion to approve the Consent Agenda following the statement of all items.)*

- 1. Approve the November 13, 2023 City Council Meeting Minutes.**  
MOTION: Move to approve the November 13, 2023 City Council Meeting minutes.
- 2. Approve the November 13, 2023 City Council Work Session Meeting Minutes.**  
MOTION: Move to approve the November 13, 2023 City Council Work Session Meeting minutes.
- 3. Adopt Resolution 2023-72, Appointing Economic Development Authority Commission Members.**  
MOTION: Move to waive the reading of Resolution 2023-72, there being ample copies available to the public.  
MOTION: Move to adopt Resolution 2023-72, appointing Lamin Dibba and Marlaine Szurek as City of Columbia Heights Economic Development Authority Commission Members.
- 4. Second Reading of Ordinance No. 1690, an Ordinance Amending Chapter 9.111 of the City Code of 2005 to Establish Limited Retail Sales as a Permitted Use in the City's Light Industrial (I-1) and General Industrial (I-2) Districts.**  
MOTION: Move to waive the reading of Ordinance No. 1690, there being ample copies available to the public.  
MOTION: Move to approve Ordinance Amendment No. 1690, an Ordinance amending chapter 9.111 of the City Code of 2005 to establish limited retail sales as a permitted use in the City's I-1 Light Industrial and I-2 General Industrial districts, and direct staff to send a copy of the ordinance as presented for publication in the legal newspaper.
- 5. Second Reading of Ordinance 1691, being an Ordinance to Update Regulations Regarding Animal Control.**  
MOTION: Move to waive the reading of Ordinance 1691, an ordinance to update regulations regarding animal control, there being ample copies available to the public.  
MOTION: Move to approve Ordinance No. 1691, updating regulations regarding animal control. Additionally direct staff to send the summary ordinance for publication in the legal newspaper.
- 6. Authorize Mayor and Interim City Manager to enter into Contract for Police Service with the City of Hilltop.**  
MOTION: Move to authorize the Mayor and the Interim City Manager to enter into a Police Service Contract with the City of Hilltop for the years 2024 to 2026 at the rates specified in the contract.
- 7. Approve Joint Powers Agreement with Anoka County Sheriff's Office for Columbia Heights participation in Special Weapons and Tactics Team.**  
MOTION: Motion to Authorize the Mayor, Interim City Manager and Police Chief to enter into a Joint Powers Agreement with the Anoka County Sheriff's Office to participate in its Special Weapons and Tactics Team.
- 8. Authorizing Change to Police Vehicle Purchase.**  
MOTION: Move to authorize the purchase of two (2) 2023 Dodge Chargers for patrol use

from Guardian Fleet Safety as a sole source purchase for \$77,039.50, and that the Mayor and City Manager are authorized to enter into a contract for same.

**9. Approval Resolution 2023-73 Transfer Funds to the Fire Department 2023 Budget.**

MOTION: Move to waive the reading of Resolution No. 2023-73 there being ample copies to the public.

MOTION: Move to adopt Resolution 2023-73, being a resolution amending the 2023 Fire Department budget

**10. Rental Occupancy Licenses for Approval.**

MOTION: Move to approve the items listed for rental housing license applications for November 27, 2023, in that they have met the requirements of the Property Maintenance Code.

**11. License Agenda.**

MOTION: Move to approve the items as listed on the business license agenda for November 27, 2023, as presented.

**12. Review of Bills.**

MOTION: Move that in accordance with Minnesota Statute 412.271, subd. 8 the City Council has reviewed the enclosed list to claims paid by check and by electronic funds transfer in the amount of \$1,740,458.84.

**PUBLIC HEARINGS**

*This is the public's opportunity to speak regarding this matter. Speakers that are in-person are asked to complete a Speaker Form and submit it to the City Clerk. Speakers attending virtually should send a request to speak with this information to the moderator using the chat function and wait to be called on to speak. When speaking, virtual attendees should turn their camera on. Any comments made after the public hearing is closed will not be considered by the City Council and will not be included as part of the formal record for this matter as the item will have been voted on and the item formally closed by the Council.*

**13. Consideration of Resolution 2023-74, Revocation of the License to Operate Rental Units Within the City of Columbia Heights Against the Rental Property at 4100 Monroe Street NE for Failure to Meet the Requirements of the Residential Maintenance Codes.**

MOTION: Move to close the public hearing and waive the reading of Resolution 2023-74, there being ample copies available to the public.

MOTION: Move to adopt Resolution 2023-74, being a Resolution of the City Council of the city of Columbia Heights approving revocation, pursuant to City Code, of the rental license listed.

**14. Consideration of Resolution 2023-76, Revocation of the License to Operate Rental Units Within the City of Columbia Heights Against the Rental Property at 4144 Quincy Street NE for Failure to Meet the Requirements of the Residential Maintenance Codes.**

MOTION: Move to close the public hearing and waive the reading of Resolution 2023-76, there being ample copies available to the public.

MOTION: Move to adopt Resolution 2023-76, being a resolution of the city council of the city of Columbia Heights approving revocation, pursuant to city code, of the rental license listed.

**15. Consideration of Resolution 2023-77, Revocation of the License to Operate Rental Units Within the City of Columbia Heights Against the Rental Property at 4144 Quincy Street NE for Failure to Meet the Requirements of the Residential Maintenance Codes.**

MOTION: Move to close the public hearing and waive the reading of Resolution 2023-77, there being ample copies available to the public.

MOTION: Move to adopt Resolution 2023-77, being a Resolution of the City Council of the city of Columbia Heights approving revocation, pursuant to City Code, of the rental license listed.

**16. Consideration of Resolution 2023-78, Revocation of the License to Operate Rental Units Within the City of Columbia Heights Against the Rental Property at 4510 Taylor Street NE for Failure to Meet the Requirements of the Residential Maintenance Codes.**

MOTION: Move to close the public hearing and waive the reading of Resolution 2023-78, there being ample copies available to the public.

MOTION: Move to adopt Resolution 2023-78, being a Resolution of the City Council of the city of Columbia Heights approving revocation, pursuant to City Code, of the rental license listed.

**ITEMS FOR CONSIDERATION**

**17. Resolution 2023-79 and 2023-80 Sale of Bond Series 2023A and 2023B.**

MOTION: Move to waive the reading of Resolution 2023-79, there being ample copies available to the public.

MOTION: Move to adopt resolution no. 2023-79, a resolution awarding the sale of taxable general obligation temporary tax increment refunding bonds, series 2023A, in the original aggregate principal amount of **\$6,615,000**; fixing their form and specifications; directing their execution and delivery; providing for their payment; and authorizing the execution of documents in connection therewith.

MOTION: Move to waive the reading of Resolution 2023-80, there being ample copies available to the public.

MOTION: Move to adopt resolution no. 2023-80, a resolution awarding the sale of general obligation improvement bonds, series 2023B, in the original aggregate principal amount of **\$2,635,000**; fixing their form and specifications; directing their execution and delivery; providing for their payment; and authorizing the execution of documents in connection therewith.

**Ordinances and Resolutions**

**Bid Considerations**

**New Business and Reports**



**18. Public Art at Huset Park.**

MOTION: Move to Accept the monument from PACIM and Sister Cities Columbia Heights as a sister monument to Łomianki Poland, and authorize staff to prepare a site in Huset Park West.

**CITY COUNCIL AND ADMINISTRATIVE REPORTS**

**Report of the City Council**

**Report of the City Manager**

**COMMUNITY FORUM**

*The Community Forum is the public's opportunity to address the Council regarding any matter that has not had a public hearing earlier in the meeting.*

*Speakers that are in-person are asked to complete a Speaker Form and submit it to the City Clerk.*

*Once called to the podium, the speaker should state their name and connection to Columbia Heights.*

*Speakers attending virtually should send a request to speak as well as their address and connection to Columbia Heights to the moderator using the chat function and wait to be called on to speak.*

*When speaking, virtual attendees should turn their camera on.*

*All speakers should limit their comments to five (5) minutes.*

*Personal attacks, threats, the use of profanity, and other disrespectful comments are prohibited.*

*The City Council will listen to the public comments, ask clarifying questions, and if needed, request staff to follow up or direct the matter to be added to an upcoming agenda. Generally, the City Council will not take official action on items raised at the Community Forum at the meeting on which they are raised.*

**ADJOURNMENT**

## PROCLAMATION

Immaculate Conception Catholic Church Day

December 8, 2023

Whereas, Immaculate Conception Catholic Church, a cherished Catholic institution located in Columbia Heights, Minnesota, is joyfully celebrating its remarkable 100th anniversary; and

Whereas, since its establishment on December 8, 1923, Immaculate Conception Catholic Church has served as a beacon of faith, a sanctuary of worship, and a source of spiritual nourishment for the Catholic community in Columbia Heights and beyond; and

Whereas, Immaculate Conception Catholic Church has been a steadfast advocate for the teachings and values of the Catholic faith, fostering a deep sense of devotion, love, and compassion among its congregation; and

Whereas, Immaculate Conception Catholic Church has embraced its responsibility to serve the broader community, engaging in charitable works, outreach programs, and initiatives that promote social justice, peace, and harmony; and

Whereas, the 100th anniversary of Immaculate Conception Catholic Church is a momentous occasion, symbolizing a century of unwavering dedication, faithful service, and the profound impact it has had on the lives of individuals, families, and the community as a whole; and

Now, therefore, be it resolved that I, Amáda Márquez Simula, Mayor of Columbia Heights do hereby proclaim December 8, 2023, as Immaculate Conception Catholic Church Day in Columbia Heights, Minnesota. On this sacred occasion, I invite all residents, especially members of the Catholic community, to commemorate the 100th anniversary of Immaculate Conception Catholic Church. Let us reflect upon the profound impact of this beloved Catholic institution and express our gratitude for its steadfast faith, love, and service.

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**Amáda Márquez Simula, Mayor**

**November 27, 2023**



**CITY COUNCIL MEETING**  
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**6:00 PM**

**Mayor**  
*Amada Márquez Simula*  
**Councilmembers**  
*Connie Buesgens*  
*Kt Jacobs*  
*Rachel James*  
*Justice Spriggs*  
**Interim City Manager**  
*Kevin Hansen*

## MINUTES

The following are the minutes for the Meeting of the City Council held at 6:00 pm on Monday, November 13, 2023, in the City Council Chambers, City Hall, 3989 Central Avenue NE, Columbia Heights, Minnesota

### WELCOME/CALL TO ORDER/ROLL CALL

Mayor Márquez Simula called the meeting to order at 6:00 pm

Present: Mayor Márquez Simula; Councilmember Buesgens; Councilmember Jacobs; Councilmember Spriggs; Councilmember James

Also Present: Lenny Austin, Chief of Police; Ander Boucher, City Planner; Aaron Chirpich, Community Development Director/ Assistant City Manager; Kevin Hansen, Interim City Manager; Jim Hoeft, City Attorney; Sara Ion, City Clerk; Erik Johnston, Police Captain; Dan O'Brien, Assistant Fire Chief; Brad Johnson, Anoka County Attorney; Derek Lind, City Resident

### MISSION STATEMENT

*Columbia Heights is a vibrant, healthy and connected City. We are here to actively support the community, deliver equitable services, build and strengthen connections, improve upon our past, and uphold our successes. We strive to be better and ensure Columbia Heights is a great place for everyone, today and in the future.*

### PLEDGE OF ALLEGIANCE

*The Pledge of Allegiance to the Flag: "I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all,"*

### APPROVAL OF AGENDA

*Motion by Councilmember James, seconded by Councilmember Buesgens, to approve the Agenda as presented. All Ayes, Motion Carried 5-0.*

### EXECUTIVE SESSION

ATTENDANCE INFORMATION: This portion of the meeting is closed pursuant to Minn Stat. 13D.05, subd. 3(b), members of the public will not be able to attend. For questions regarding this notice, please contact the City Administration 763.706.3610.

1. **Discuss Confidential Attorney-Client Communications and Strategy Related to the Current Legal Case of: Kay "KT" Jacobs vs City of Columbia Heights and Sara Ion, in her official capacity Columbia Heights City Clerk. (Court Case File 02-CV-23-5152).**

*Motion by Councilmember Spriggs, seconded by Councilmember James, to recess to Closed Session pursuant to Minnesota Statutes Section 13D.05, subdivision 3(b) and the attorney-client privilege to engage in confidential attorney-client communications and strategy related to the current legal case of: Kay "KT" Jacobs vs City of Columbia Heights and Sara Ion, in her official capacity Columbia Heights City Clerk. 4 Ayes, 1 Abstained. Motion Carried 4-1. Ayes: Márquez Simula, Spriggs, Buesgens, James. Abstained: Jacobs.*

The Council has reviewed information in regard to this issue and in balancing the purposes of the attorney-client privilege against the purposes of the open meeting law, the need for absolute confidentiality has been demonstrated in this particular case.

*Motion by Councilmember James, seconded by Councilmember Jacobs, to reconvene the Open Session. All Ayes, Motion Carried 5-0.*

## **PROCLAMATIONS, PRESENTATIONS, RECOGNITION, ANNOUNCEMENTS, GUESTS**

### **A. Introduction of Anoka County Attorney Brad Johnson.**

Anoka County Attorney Brad Johnson explained the role of the County Attorney is to be the chief prosecutor for all felony and juvenile crimes in the County. His personal responsibility is to ensure that the County is doing their best to give good legal advice to all of the County departments and the County Board. There are 46 attorneys in the office and 105 staff. He noted that the department is at full staff. The plan in 2024 is to add three new attorneys, three support staff, and one investigator to the ranks.

Anoka County Attorney Johnson mentioned that part of his long-term plan is to assign a relationship attorney from the criminal division to each of the police departments in the County. Columbia Heights has also been assigned a relationship attorney. The purpose of including a relationship attorney is for law enforcement to have someone they can call when they need to find out about a case, a decision or evolution in the law. A relationship attorney will also be assigned to each of the public high schools in the County. In 2024, a juvenile attorney will be assigned to Columbia Heights High School.

Anoka County Attorney Johnson noted some policies changed due to Covid where lower-level drug offenses were not prosecuted. He mentioned that he did not like that and was working on changing some of the policy. It is the Anoka County attorney office's job to identify some of the cases they believe can meet their goals of rehabilitation without even involving the criminal justice system. He added that these changes have been made in order to create a healthier criminal justice system.

Anoka County Attorney Johnson stated that it has been an honor to work with Police Chief Austin. He highlighted various items that make Columbia Heights special such as Mayor Márquez Simula being on the Joint Law Enforcement Council. He mentioned that no other County has a Joint Law Enforcement Council. The Joint Law Enforcement Council includes representatives from every city that has a police department in Anoka County, the Sheriff, County Commissioners, and himself. The representatives from the City include the Police

Chief, a representative from the Council of a city. By having a variety of people, it helps with collaboration on important issues. He noted the recent discussions in the Joint Law Enforcement Council has centered on the new legislation about the school resource officers. He noted that Columbia Heights has been a leader in embedding a social worker in their Police Department. He explained that because of the leadership of the City, it has motivated other cities to make the same decision. He thanked the Council for their leadership.

Mayor Márquez Simula thanked Anoka County Attorney Johnson for coming and his encouraging words about the City's Police Department.

Councilmember Buesgens expressed her excitement of other cities adopting the City's program. She noted that by embedding the program into the Police Department, it means that there is more help for mental health which will mean households in the County will continue to improve.

### CONSENT AGENDA

Councilmember Jacobs requested Item 2 "Approve the November 6, 2023 City Council Work Session Meeting Minutes" be removed from the Consent Agenda for further discussion.

*Motion by Councilmember Jacobs, seconded by Councilmember Buesgens, to approve the Consent Agenda as presented with Item 2 removed for further discussion. All Ayes, Motion Carried 5-0.*

**1. Approve the October 23, 2023 City Council Meeting Minutes.**

MOTION: Move to approve the October 23, 2023 City Council Meeting minutes.

**2. Pulled from the Consent Agenda for further discussion "Approve the November 6, 2023 City Council Work Session Meeting Minutes."**

**3. HVAC Maintenance Proposals.**

MOTION: Move to accept the bid for HVAC Preventive Maintenance Services from Northland Refrigeration Inc. for City facilities, based upon their low, qualified, responsible bid and, furthermore, to authorize the Mayor and City Manager to enter into a 3-year contract for the same.

**4. Approve Legislative Service Agreement with Lockridge, Grindal and Nauen P.L.L.P.**

MOTION: Move to waive the reading of Resolution 2023-71, there being ample copies available to the public.

MOTION: Move to approve Resolution 2023-71, a resolution of the City Council for the City of Columbia Heights approving legislative service agreement with Lockridge, Grindal and Nauen P.L.L.P.

**5. License Agenda.**

MOTION: Move to approve the items as listed on the business license agenda for November 13, 2023, as presented.

**6. Rental Occupancy Licenses for Approval.**

MOTION: Move to approve the items listed for rental housing license applications for November 13, 2023, in that they have met the requirements of the Property Maintenance Code.

**7. Review of Bills.**

MOTION: Move that in accordance with Minnesota Statute 412.271, subd. 8 the City Council has reviewed the enclosed list to claims paid by check and by electronic funds transfer in the amount of \$1,739,843.44.

Councilmember James expressed her excitement about the legislative agreement with a lobbyist since now a lobbyist can work on the behalf of the citizens and the City. She thanked the Staff for going through the bids to make it happen. Mayor Márquez Simula agreed. Councilmember Buesgens thanked Senator Mary Kunesh for bringing the idea up to the City.

**ITEMS PULLED FROM THE CONSENT AGENDA**

**2. Approve the November 6, 2023 City Council Work Session Meeting Minutes.**

Councilmember Jacobs explained that the November 6, 2023 City Council Work Session Meeting minutes contain a lot of the pieces of the statement that Councilmember Buesgens read in regard to the proposals to get a search firm for a City Manager. Councilmember Jacobs stated that she would like to make a motion to include Councilmember Buesgens' letter into the minutes.

*Motion by Councilmember Jacobs, seconded by Councilmember Buesgens, that the letter by Councilmember Buesgens regarding the proposal to the search firm for a City Manager be included in the November 6, 2023 City Council Work Session Meeting Minutes. All Ayes. Motion Carried 5-0.*

Mayor Márquez Simula noted on page 4 of the minutes, under "Finances & Liquor", paragraph 4, it reads "Mayor Márquez Simula stated that she would like the sale of miniature liquor bottles to be ended...". She would like it changed to "Mayor Márquez Simula stated that she has concerns on the sale of miniature liquor bottles and the corresponding litter and would like to see information related to the sales statistics."

Mayor Márquez Simula noted on the same page, it reads "Mayor Márquez Simula would like additional support for the staff in training them in liquor and beer education. She would like to have staff be more educated and to add this to the budget." She explained that she did not request that it would be added to the budget but instead requested for it to be discussed beneficial budget implications if there were more education happening.

*Motion by Councilmember James, seconded by Councilmember Jacobs, to approve the above changes to the November 6, 2023 City Council Work Session Meeting minutes. All Ayes. Motion Carried 5-0.*

*Motion by Councilmember Jacobs, seconded by Councilmember Spriggs, to approve the November 6, 2023 City Council Work Session Meeting minutes as amended. All Ayes. Motion Carried 5-0.*

## PUBLIC HEARINGS

**8. First Reading of Ordinance No. 1690, an Ordinance Amending Chapter 9.111 of the City Code of 2005 to Establish Limited Retail Sales as a Permitted Use in the City's Light Industrial (I-1) and General Industrial (I-2) Districts.**

City Planner Boucher stated the City has received an application for a zoning ordinance amendment to accommodate the introduction of limited retail sales to the City's I-1 Light Industrial and I-2 General Industrial Districts called SACA. Tim LaCroix is representing SACA in their zoning text. They are proposing a limited retail sales as a permitted use in both the Light and General Industrial Zoning Districts. Zoning text amendments are required to have four findings of fact per 9.104(f). The finding of facts include that the amendment is consistent with the Comprehensive Plan, it is in the public interest and not in the sole interest of the property owner, and the zoning request is consistent with the existing use of the property and zoning classification within the general area. He noted that there is not a proposal for a zoning change so the finding of fact is not applicable. The last criteria for finding of fact is to see if there is a change to the character or trend in the general area that has taken place since the property was placed in its current zoning classification.

City Planner Boucher explained the first two criteria are the most relevant to the proposed request. He added that they would like to amend section 1.03 which is the definition section of the Zoning Code to provide clarity regarding the scope and intensity of limited retail sales. The amendment would read "Retail sales of products manufactured, process, or delivered in bulk and repackaged for sale on the site, provided that the sales area does not exceed 20% of the gross floor area of the principal building and must adhere to the performance standards set forth in section 9.106."

City Planner Boucher noted that it is not a development proposal and instead is to allow the use. SACA would still be required to come in for building permits and would have an additional opportunity to review it administratively.

City Planner Boucher stated the other addition would be the addition of Limited Retail Sales as permitted uses in both the Light and General Industrial Districts. He mentioned that it is consistent with the Comprehensive Plan and the goals of the industrial guiding for a mix of industrial development and vehicle repair uses as an accessory use to warehousing and distribution.

City Planner Boucher explained that major and minor automobile repair, office space, show rooms, warehousing, pawn shops, tattoo shops, body piercing shops, motor vehicle part stores, and brewery tap rooms are currently permitted in an Industrial District.

Councilmember Jacobs asked if it would affect the surrounding neighborhoods that are adjacent to the industrial area. City Planner Boucher replied that Staff have notified the



neighborhoods but explained that this is simply to permit the use and that there would be additional notification if there was an application for a building permit. He added that there were two public comments at the Planning Commission meeting with one in support and one against. The individual who was against the project is within 300 feet of the radius and had concerns regarding the traffic, and crime in the area.

Councilmember Jacobs asked if a home could be converted into a retail business with the changes. City Planner Boucher replied that it only applies to the industrial zoned properties.

Mayor Márquez Simula opened the public hearing. There were no public comments.

*Motion by Councilmember Jacobs, seconded by Councilmember James, to close the public hearing and waive the reading of Ordinance No. 1690, there being ample copies available to the public. All Ayes. Motion Carried 5-0.*

*Motion by Councilmember Jacobs, seconded by Councilmember James, to set the second reading of Ordinance Amendment No. 1690, an Ordinance amending Chapter 9.111 of the City Code of 2005 to establish Limited Retail Sales as a permitted use in the City's I-1 Light Industrial and I-2 General Industrial Districts, for November 27, 2023, at approximately 6:00 p.m. in the City Council Chambers. All Ayes. Motion Carried 5-0.*

**9. Adopt Resolution 2023-65 for Abatement at 3912 Ulysses St. NE. Pursuant to City Code.**

Assistant Fire Chief O'Brien explained the resolution was in regard to declarations of violations 3912 Ulysses Street NE and for an approval of abatement measures. The original matter can be traced back to the complaint filed in late April 2023 which detailed violations pertaining to a damaged fence and a failing retaining wall on the property. Staff have performed multiple inspections and several notices were sent to the property owner, they have not responded, and the violations remain uncorrected. He displayed photos of the property to the Council to view.

Mayor Márquez Simula opened the public hearing. There were no public comments.

*Motion by Councilmember Spriggs, seconded by Councilmember Jacobs, to close the public hearing and waive the reading of Resolution 2023-65, there being ample copies available to the public. All Ayes. Motion Carried 5-0.*

*Motion by Councilmember Spriggs, seconded by Councilmember Buesgens, to adopt Resolution 2023-65, being a Resolution of the City Council of the City of Columbia Heights approving abatement, pursuant to City Code, of the property listed. All Ayes. Motion Carried 5-0.*

**10. Consideration of Resolution 2023-66, Revocation of the License to Operate Rental Units Within the City of Columbia Heights Against the Rental Property at 1153/1155 Cheery Lane NE for Failure to Meet the Requirements of the Residential Maintenance Codes.**

Assistant Fire Chief O'Brien stated the item was one of two rental license revocation for the

property. The two hearings are for the same license but the City is required to separate it into two public hearings. The intent is to address both issues separately. If the license is revoked in one or both cases, it only counts as a single revocation against the property owner, which leaves the property owner an opportunity to reapply for a license. He explained that there are three elements of renewal. The property owner must schedule an inspection, submit a completed license application, and pay the licensing fees. The responsible party scheduled the inspection but failed to submit the licensing fees by the due date.

Councilmember James asked what the licensing history of the property was. Assistant Fire Chief O'Brien replied that they have previously been licensed which began in 2019 and have had a license every year since then.

Councilmember James asked if it was the second time the property owner was renewing their license. Assistant Fire Chief O'Brien replied that it was likely their fifth time. Councilmember James commented it shows that the property owner is familiar with the renewal process.

Mayor Márquez Simula opened the public hearing. There were no public comments.

*Motion by Councilmember Buesgens, seconded by Councilmember Jacobs, to close the public hearing and waive the reading of Resolution 2023-66, there being ample copies available to the public. All Ayes. Motion Carried 5-0.*

*Motion by Councilmember Buesgens, seconded by Councilmember Jacobs, to adopt Resolution 2023-66, being a Resolution of the City Council of the City of Columbia Heights approving revocation, pursuant to City Code, of the rental license listed. All Ayes. Motion Carried 5-0.*

**11. Consideration of Resolution 2023-67, Revocation of the License to Operate Rental Units Within the City of Columbia Heights Against the Rental Property at 1153/1155 Cheery Lane NE for Failure to Meet the Requirements of the Residential Maintenance Codes.**

Assistant Fire Chief O'Brien explained that the revocation was in regard to failure to correct violations on the property. The inspectors were unable to obtain entry on the original scheduled inspection on September 1, 2023 because the licensee did not notify the property manager so the inspectors did not know if the tenants had been properly notified. On September 15, 2023, the inspectors conducted an initial inspection and found 11 violations to the Code including smoke alarm and egress window safety violations. On October 18, 2023, the day before the next scheduled inspection, the property manager requested an extension. Per the policy, it is not permitted to have an extension on life safety violations. The inspectors offered the property manager to supply a signed contract for repairs in order to give an extension to the repairs. The inspectors were not allowed on the site again since the tenants were not properly notified. On November 3, 2023 an additional inspection was performed and only one of the violations was completed, which was a clogged drain.

Councilmember James asked what the procedure was to make sure tenants are notified. Assistant Fire Chief O'Brien replied that when the inspectors arrive, they ask tenants if they knew there was going to be an inspection to verify notice. If a tenant is not around, then they assume the property manager informed that tenant.

*Motion by Councilmember Jacobs, seconded by Councilmember James, to close the public hearing and waive the reading of Resolution 2023-67, there being ample copies available to the public. All Ayes. Motion Carried 5-0.*

*Motion by Councilmember Jacobs, seconded by Councilmember James, to adopt Resolution 2023-67, being a Resolution of the City Council of the City of Columbia Heights approving revocation, pursuant to City Code, of the rental license listed. All Ayes. Motion Carried 5-0.*

**12. Consideration of Resolution 2023-68, Revocation of the License to Operate Rental Units Within the City of Columbia Heights Against the Rental Property at 1401/1403 Circle Terrace Blvd. NE for Failure to Meet the Requirements of the Residential Maintenance Codes.**

Assistant Fire Chief O'Brien stated that the property owner failed to renew the license by the due date for a duplex. Notice for the rental license went out on July 1, 2023. The three items for renewal included call and schedule an inspection of the property, submit a completed application and pay the licensing fees. A check on October 10, 2023 revealed that the responsible party had not initiated any of the three items for renewal. A statement of cause and notice for the public hearing were sent on the same day. The brother of the licensee explained that the licensee had a medical issue and was hospitalized that day prior to November 5, 2023 and that the licensee's mother was ill. There was no other explanation of why the renewal items for the license were not completed at the time. If revoked, this would be the only revocation the owner has had. The renewal for the license is overdue by 98 days.

Councilmember Jacobs asked if there was any additional communication or proof that there has been hospitalizations with the licensee. Assistant Fire Chief O'Brien replied that no proof was provided.

Mayor Márquez Simula opened the public hearing. There were no public comments.

*Motion by Councilmember James, seconded by Councilmember Spriggs, to close the public hearing and waive the reading of Resolution 2023-68, there being ample copies available to the public. All Ayes. Motion Carried 5-0.*

*Motion by Councilmember James, seconded by Councilmember Spriggs, to adopt Resolution 2023-68, being a Resolution of the City Council of the City of Columbia Heights approving revocation, pursuant to City Code, of the rental license listed. All Ayes. Motion Carried 5-0.*

Mayor Márquez Simula recessed the regular meeting for five minutes. The regular meeting then reconvened.

## ITEMS FOR CONSIDERATION

### Ordinances and Resolutions

**13. First Reading of Ordinance 1691, being an Ordinance to Update Regulations Regarding Animal Control.**

Captain Johnston explained that the item has been discussed in a work session. The update to the City Code would be to align the City Code with the State statutes relating to animal control. He used the feedback from the Council work session and made the changes to the City Code. He mentioned that there was a minor correction to the second motion on the second line it reads "Chapter 8" but instead it should read "Article 1".

Councilmember Buesgens thanked Captain Johnston for making the changes to the language. Mayor Márquez Simula agreed.

*Motion by Councilmember Jacobs, seconded by Councilmember Spriggs, to waive the reading of Ordinance No. 1691, there being ample copies available to the public. All Ayes. Motion Carried 5-0.*

*Motion by Councilmember Jacobs, seconded by Councilmember Spriggs, to set the second reading of Ordinance Amendment No. 1691, an Ordinance amending Chapter 8 Article 1 of the Columbia Heights City Code to update regulations regarding animal control to align with the State statute for November 27, 2023, at approximately 6:00 p.m. in the City Council Chambers. All Ayes. Motion Carried 5-0.*

**14. Consideration of a Rental License Exemption for 4820 4th Street NE**

City Planner Boucher stated the property owner applied for a rental license. Staff found that that block was at the rental cap. The property owner was made aware of the exemption process with the understanding that it is a temporary license and can only be renewed twice and cannot have it more than two years in a row. He noted that there is a written statement by the property owner that is attached to the Council packet.

Councilmember Buesgens mentioned that she did not notice any extenuating circumstances and that they simply want to rent it. City Planner Boucher replied that Staff do not have any specific criteria on why they would like to rent the property out.

Councilmember Jacobs noted that she had the same concern as Councilmember Buesgens. She added that the letter mentions that the property was purchased in order to be a rental. She mentioned that it would be difficult for her to move it forward.

*Motion by Councilmember Buesgens, seconded by Councilmember Jacobs, to waive the reading of Resolution 2023-63, there being ample copies available to the public. All Ayes. Motion Carried 5-0.*

*Motion by Councilmember Buesgens, seconded by Councilmember Jacobs, to adopt Resolution 2023-63, being a Resolution of the City Council of the City of Columbia Heights*

*approving the Single-Family Rental Exemption Request for the rental application at 4820 4th Street NE, Columbia Heights, MN 55421. All Nays. Motion failed 0-5.*

**15. Extension of ACRED Memorandum of Understanding.**

Community Development Director/Assistant City Manager Chirpich explained that the initiative began in 2017 and set out to establish a relationship with the County and the business community to look at economic perspectives across the County. During that time, a market analysis and strategic plan were developed by a consultant hired by Anoka County to create the initiative. In 2019, the City signed onto the initiative for five years. The five years are set to expire January 10, 2024. ACRED is in the process of hiring another consultant to see where the organization is now and how it will move forward in the future. The County and cities involved agreed to approve a one-year extension instead of signing up for an additional five years in order to allow the partnership to complete the new strategic plan. Staff are in favor of the one-year extension. The City has drawn funds from the special EDA levy that is provided by the County.

Mayor Márquez Simula commented that she has appreciated the collaboration with ACRED.

*Motion by Councilmember Spriggs, seconded by Councilmember Buesgens, to waive the reading of Resolution 2023-64, there being ample copies available to the public. All Ayes. Motion Carried 5-0.*

*Motion by Councilmember Spriggs, seconded by Councilmember Jacobs, to approve Resolution 2023-64, Resolution of the City Council of the City of Columbia Heights approving the form and substance of the agreement extending and amending the Memorandum of Understanding for Anoka County Economic Development, and authorizing the City Manager to take all actions necessary to execute and implement the agreement on behalf of the City. All Ayes. Motion Carried 5-0.*

## **CITY COUNCIL AND ADMINISTRATIVE REPORTS**

### **Report of the City Council**

Councilmember Buesgens extended her condolences to the family of Brian Drews. She mentioned that she helped clean the flower pots at Murzyn Hall, and attended the Planning Commission meeting and the SACA fundraiser. She added that she volunteered for trunk-or-treat with HeightsNext. She attended the Library Board meeting as a liaison to fill in for Councilmember Spriggs, and the 40<sup>th</sup> Avenue open house. She explained that the City has installed an outdoor wireless network for the public to access for free in the City Hall. The social worker program was recently featured in a publication in the *Police Executive Research Forum*. She thanked everyone who adopted a new tree and staff who helped plant the trees.

Councilmember James stated she attended an informational levy meeting with the Columbia Heights School District, the SACA fundraiser, and the trunk-or-treat event. She thanked City Staff and County staff for show up to the 40<sup>th</sup> Avenue meeting and noted they are still accepting online comments. She

attended a League of Women Voters meeting and a Veterans Day event that the Mayor hosted. She mentioned that there was a Gaza community teaching that she attended. She completed one online course through the League of Minnesota Cities on how to legally close a meeting.

Councilmember Jacobs noted that she attended a presentation called "Moving upstream. Using effective strategies." She mentioned that she was in two different interviews, one regarding the effect on rental and high-density housing on the community, and the other regarding commercial enterprise hiring opportunities and tax allocations in the City. She attended trunk-or-treat and shared a table with Councilmember Buesgens. She added that she attended the public safety lunch, the Big Brothers Big Sisters presentation, the 40<sup>th</sup> Avenue open house, and facilitated nine resident reach outs. She mentioned Officer Monberg is leaving his position as Community Coordinator and will be moving into the Investigation Department in the Police Department.

Councilmember Spriggs stated that he attended the Council work session and the 40<sup>th</sup> Avenue open house. He noted that he continues to meet with the residents at The Legends.

Mayor Márquez Simula thanked veterans for their service and everyone who attended the Veterans Day event. She attended the community teaching on Gaza, spoke at Mission Heights, and met with the residents. She explained that she met with the consulate from Poland to discuss the connection with the City's sister city. She stated she toured the S & S Grind. She mentioned that she voted at the election and congratulated new School Boardmember Michelle Pettway. She had her monthly meeting with the Police Chief and Captain Johnston. She attended the Columbia Heights High School Alumni Scholarship Foundation dinner, the Joint Law Enforcement meeting, the SACA fundraiser, the Parks and Recreation meeting, a climate coalition meeting, a leadership outreach meeting with First Lutheran Church, and the Regional Council of Mayors meeting. She added that she will be doing a ride-along with the street sweepers.

Councilmember Jacobs mentioned that there will be a fundraiser for Beany Drews at Tasty Pizza on November 18<sup>th</sup> at 6 pm.

### **Report of the City Manager**

Interim City Manager Hansen recognized Sergeant Timothy Knoll will be graduating from the Northwestern School of Police Staff. He noted that the school is to prepare leaders for a senior level. Sergeant Knoll was elected as a Class Activity Director. Sergeant Knoll will be returning to work in the beginning of December.

Interim City Manager Hansen recognized the Communication Department and noted that they have been recognized by a State-wide agency. They have received three awards for their work over the past year. The State-wide agency is the Association of Government Communications. It includes city and county workers that work in the communication industry. They received first place for their trunk-or-treat event and third place for conversation circle that has been facilitated through them. The City newsletter will go out before Thanksgiving.

Interim City Manager Hansen explained that there would be a joint meeting on Thursday with the Planning Commission and City Council to review the Comprehensive Plan for the redevelopment of the Medtronic site.

Interim City Manager Hansen stated that November is Winter Hazard Awareness Month. They will be providing safety tips relating to hazards in the winter months. He reported there is a water main break in Minneapolis and they are working to resolve the issue. He mentioned that the construction season is ending and both 37<sup>th</sup> Avenue and 53<sup>rd</sup> Avenue will be completed. Finishing work and restoration will resume in the spring. He encouraged the Council to do a ride-along with street sweeping or snow plowing. Since bituminous is still available, the Public Works Director has shifted the focus to fill pot holes before the winter season.

Mayor Márquez Simula reminded the community that winter parking will go into effect on November 15, 2023 and that it was pushed back a couple of weeks to give people more time to park on the streets.

#### **COMMUNITY FORUM**

Derek Lind stated he lives in Ramsey but is speaking on behalf of a citizen advocacy group for Anoka County for election reform. He mentioned the goal of his group is to reform elections to how they were done 30 years ago. He noted that they would like to take electronics out of the election for “more transparency”.

#### **ADJOURNMENT**

*Motion by Councilmember Jacobs, seconded by Councilmember Spriggs, to adjourn. All Ayes, Motion Carried 5-0.*

Meeting adjourned at 7:40pm.

Respectfully Submitted,

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Sara Ion, City Clerk/Council Secretary





**CITY COUNCIL SPECIAL WORK SESSION**  
**City Hall—Shared Vision Room, 3989 Central Ave NE**  
**Monday, November 13, 2023**  
**4:30 PM**

**Mayor**  
*Amada Márquez Simula*  
**Councilmembers**  
*Connie Buesgens*  
*Kt Jacobs*  
*Rachel James*  
*Justice Spriggs*  
**Interim City Manager**  
*Kevin Hansen*

## AGENDA

### CALL TO ORDER/ROLL CALL

Mayor Márquez Simula called the meeting to order at 4:30 p.m.

Present: Mayor Márquez Simula; Councilmember Buesgens; Councilmember Jacobs; Councilmember James

Absent: Councilmember Spriggs

### WORK SESSION ITEMS

**1. Interview Candidates for Economic Development Commission Vacancies.**

The City Council conducted interviews for two open EDA Commission positions as follows:

Time	Candidate Name
4:30 PM	Marlaine Szurek
4:45 PM	Jonathan Tholen
5:00 PM	Lamin Dibba

The Council discussed which candidates to appoint to the Economic Development Authority Commission by Resolution at the November 27, 2022, City Council meeting. It was recommended post interviews that Marlaine Szurek and Lamin Dibba be appointed to six year terms starting January, 1 2024.

### ADJOURNMENT

Meeting adjourned at 5:40 pm.

Respectfully Submitted,

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Sara Ion, City Clerk/Council Secretary

**CITY COUNCIL MEETING**

AGENDA SECTION	CONSENT AGENDA
MEETING DATE	NOVEMBER 27, 2023

<b>ITEM:</b>	<b>Adopt Resolution 2023-72, Appointing Economic Development Authority Commission Members.</b>		
<b>DEPARTMENT:</b> Administration		<b>BY/DATE:</b> Kevin Hansen / November 27, 2023	
<b>CORE CITY STRATEGIES:</b> <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i>			
<input type="checkbox"/> Healthy and Safe Community		<input type="checkbox"/> Thriving and Vibrant Destination Community	
<input checked="" type="checkbox"/> Equitable, Diverse, Inclusive, and Friendly		<input checked="" type="checkbox"/> Strong Infrastructure and Public Services	
<input checked="" type="checkbox"/> Trusted and Engaged Leadership		<input type="checkbox"/> Sustainable	

**BACKGROUND:**

The City Council received three applications for two open positions on the Economic Development Authority and conducted interviews of the candidates on November 13, 2023. The Council deliberated after the conclusion of the interviews and chose to appoint the following members:

**Economic Development Authority**

Lamin Dibba

Marlaine Szurek

<b>RECOMMENDED MOTION(S):</b>
MOTION: Move to waive the reading of Resolution 2023-72, there being ample copies available to the public.
MOTION: Move to adopt Resolution 2023-72, appointing Lamin Dibba and Marlaine Szurek as City of Columbia Heights Economic Development Authority Commission Members.

**ATTACHMENT(S):**

Resolution 2023-072

**A RESOLUTION APPOINTING BOARD AND COMMISSION MEMBERS**

WHEREAS: The Council appoints members to City Boards & Commissions, and

WHEREAS: The City Council met in work sessions on November 13, 2023 to conduct interviews and discuss appointments to the Columbia Heights Economic Development Authority.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Columbia Heights, to approve the following six-year term appointments, from January 1, 2024 to December 31, 2029 to the following boards and commissions:

**Economic Development Authority**

Lamin Dibba

Marlaine Szurek

Passed this 27<sup>th</sup> day of November 2023

Offered by:

Seconded by:

Roll Call:

Attest:

\_\_\_\_\_  
Amáda Márquez Simula, Mayor

\_\_\_\_\_  
Sara Ion, City Clerk/Council Secretary

<b>AGENDA SECTION</b>	<b>CONSENT</b>
<b>MEETING DATE</b>	<b>NOVEMBER 27, 2023</b>

ITEM:	Second Reading of Ordinance No. 1690, an Ordinance Amending Chapter 9.111 of the City Code of 2005 to Establish Limited Retail Sales as a Permitted Use in the City’s Light Industrial (I-1) and General Industrial (I-2) Districts.	
DEPARTMENT: Community Development		BY/DATE: Andrew Boucher, City Planner, 10/31/23
X_Healthy and Safe Community		_Thriving and Vibrant Destination Community
X Equitable, Diverse, Inclusive, and Friendly		X Strong Infrastructure and Public Services
_Trusted and Engaged Leadership		_Sustainable

**CASE NUMBER:** 2023-PZ05  
**APPLICANT:** Southern Anoka Community Assistance, Inc.  
**DEVELOPMENT:** SACA Food Shelf and Thrift Store  
**LOCATION:** 627 38<sup>th</sup> Avenue NE and 3905 California Street NE  
**REQUEST:** Zoning Ordinance Amendment  
**PREPARED BY:** Andrew Boucher, City Planner

#### INTRODUCTION:

The City has received an application for a zoning ordinance amendment to accommodate the introduction of limited retail sales to the City's I-1 Light Industrial and I-2 General Industrial Districts. The applicant currently operates a food shelf (warehousing/distribution) upon a 6,825 square foot site located at 627 38<sup>th</sup> Avenue NE (at the intersection of 38<sup>th</sup> Avenue NE and Jefferson Street NE) and intends to relocate to a new site at 3905 California Street NE (west of Main Street NE and north of 39<sup>th</sup> Avenue NE), both of which are zoned for Light Industrial (I-1). Staff is supportive of the requested change to the City Code and has drafted an ordinance amendment that would allow for limited retail sales in the I-1 Light Industrial and I-2 General Industrial districts as a permitted use. For a full breakdown of the proposed code amendment, please refer to the attached planning report.

The Planning Commission held a public hearing on this matter on October 24, 2023, as required by City Ordinance. At the meeting, the Planning Commission voted unanimously (5-0) to recommend that the City Council approve the text amendment outlined in draft Ordinance No. 1690 as presented. On November 13, 2023 the City Council approved the draft ordinance on first consideration with a 5-0 vote, and set the second reading for November 27, 2023

#### RECOMMENDATION

Staff finds that the proposed zoning amendment is consistent with the intent of the comprehensive plan and is in the public interest of all residents of Columbia Heights. Therefore, staff recommends approval of Ordinance No. 1690, on second consideration:

**RECOMMENDED MOTION(S):**

MOTION: Move to waive the reading of Ordinance No. 1690, there being ample copies available to the public.

MOTION: Move to approve Ordinance Amendment No. 1690, an Ordinance amending chapter 9.111 of the City Code of 2005 to establish limited retail sales as a permitted use in the City's I-1 Light Industrial and I-2 General Industrial districts, and direct staff to send a copy of the ordinance as presented for publication in the legal newspaper.

**ATTACHMENT(S):**

Ordinance No. 1690

## ORDINANCE NO. 1690

**AN ORDINANCE AMENDING CHAPTER 9.111 OF THE CITY CODE OF 2005  
TO ESTABLISH LIMITED RETAIL SALES AS A PERMITTED USE  
IN THE CITY'S I-1, LIGHT INDUSTRIAL ZONING DISTRICT, AND I-2, GENERAL INDUSTRIAL ZONING DISTRICT**

The City of Columbia Heights does ordain:

**Section 1**

The definition of the term "Retail Sales, Limited," as provided in Section 9.103 of the City Code of 2005, is hereby established to read as follows:

***RETAIL SALES, LIMITED (LIMITED RETAIL SALES).*** Retail sales of products manufactured, process, or delivered in bulk and repackaged for sale on the site, provided that the sales area does not exceed 20% of the gross floor area of the principal building and must adhere to the performance standards set forth in section 9.106.

**Section 2**

**9.111 (D)(3) of the City Code of 2005 (I-1 District Permitted Uses) is hereby amended to read as follows, to wit:**

- (2) *Permitted uses.* Except as specifically limited herein, the following uses are permitted within the I-1, Light Industrial District:
- (a) Community center.
  - (b) Government office.
  - (c) Government maintenance facility.
  - (d) Government protective service facility.
  - (e) Public park and/or playground.
  - (f) Recreational facility, indoor.
  - (g) Recreational facility, outdoor.
  - (h) Automobile and motorcycle repair, major.
  - (i) Automobile and motorcycle repair, minor.
  - (j) Laboratory, medical.
  - (k) Office
  - (l) Studio, radio or television.
  - (m) Assembly, manufacturing and/or processing.
  - (n) Freight terminal.
  - (o) Maintenance facility.
  - (p) Office/showroom.
  - (q) Office/warehouse.
  - (r) Printing and/or publishing.
  - (s) Self-service storage facility.
  - (t) Warehousing and/or distribution.
  - (u) Pawnshops.
  - (v) Tattoo shops.

- (w) Body piercing shops.
- (x) Motor vehicle parts store.
- (y) Brewer taproom.
- (z) *Retail sales, limited*

### **Section 3**

**9.111 <sup>®</sup>(3) of the City Code of 2005 (I-2 District Permitted Uses) is hereby amended to read as follows, to wit:**

- (2) *Permitted uses.* Except as specifically limited herein, the following uses are permitted within the I-2, General Industrial District:

- (a) Community center.
- (b) Government office.
- <sup>®</sup> Government maintenance facility.
- (d) Government protective service facility.
- <sup>®</sup> Public park and/or playground.
- (f) Recreational facility, indoor.
- (g) Recreational facility, outdoor.
- (h) Automobile and motorcycle repair, major.
- (i) Automobile and motorcycle repair, minor.
- (j) Laboratory, medical.
- (k) Office
- (l) Studio, radio or television.
- (m) Assembly, manufacturing and/or processing.
- (n) Freight terminal.
- (o) Maintenance facility.
- (p) Office/showroom.
- (q) Office/warehouse.
- (r) Printing and/or publishing.
- (s) Self-service storage facility.
- (t) Warehousing and/or distribution.
- (u) Pawnshops.
- (v) Tattoo shops.
- (w) Body piercing shops.
- (x) Motor vehicle parts store.
- (y) Brewer taproom.
- (z) *Retail sales, limited*

### **Section 4**

This Ordinance shall be in full force and effect from and after 30 days after its passage.

First Reading: November 13, 2023  
Offered by: Jacobs



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Seconded by: Buesgens  
Roll Call: All Ayes

Second Reading: November 27, 2023  
Offered by:  
Seconded by:  
Roll Call:

Date of Passage:

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Amáda Márquez Simula, Mayor

Attest:

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Sara Ion, City Clerk/Council Secretary

## CITY COUNCIL MEETING

<b>AGENDA SECTION</b>	CONSENT
<b>MEETING DATE</b>	NOVEMBER 27, 2023

<b>ITEM:</b>	<b>Second Reading of Ordinance 1691, being an Ordinance to Update Regulations Regarding Animal Control.</b>								
<b>DEPARTMENT:</b> Police		<b>BY/DATE:</b> Captain Erik Johnston / October 25, 2023							
<p><b>CORE CITY STRATEGIES:</b> <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i></p> <table> <tr> <td><input checked="" type="checkbox"/> Healthy and Safe Community</td><td><input type="checkbox"/> Thriving and Vibrant Destination Community</td></tr> <tr> <td><input type="checkbox"/> Equitable, Diverse, Inclusive, and Friendly</td><td><input type="checkbox"/> Strong Infrastructure and Public Services</td></tr> <tr> <td><input type="checkbox"/> Trusted and Engaged Leadership</td><td><input type="checkbox"/> Sustainable</td></tr> </table>				<input checked="" type="checkbox"/> Healthy and Safe Community	<input type="checkbox"/> Thriving and Vibrant Destination Community	<input type="checkbox"/> Equitable, Diverse, Inclusive, and Friendly	<input type="checkbox"/> Strong Infrastructure and Public Services	<input type="checkbox"/> Trusted and Engaged Leadership	<input type="checkbox"/> Sustainable
<input checked="" type="checkbox"/> Healthy and Safe Community	<input type="checkbox"/> Thriving and Vibrant Destination Community								
<input type="checkbox"/> Equitable, Diverse, Inclusive, and Friendly	<input type="checkbox"/> Strong Infrastructure and Public Services								
<input type="checkbox"/> Trusted and Engaged Leadership	<input type="checkbox"/> Sustainable								

### BACKGROUND

The police department recently became aware of a difference in how state statute and city ordinance manage the hearing and appeal process for dangerous animals and the destruction of animals. This update aligns the city ordinance with state statute for this purpose and clarifies the reasons the city may seek the destruction of an animal.

### SUMMARY OF CURRENT STATUS

The first reading occurred on November 13, 2023.

### STAFF RECOMMENDATION

Staff recommends the adoption of Ordinance 1691 to update the animal control regulations and align city ordinance with state statutes.

<b>RECOMMENDED MOTION(S):</b>
<p>MOTION: Move to waive the reading of Ordinance 1691, an ordinance to update regulations regarding animal control, there being ample copies available to the public.</p> <p>MOTION: Move to approve Ordinance No. 1691, updating regulations regarding animal control. Additionally direct staff to send the summary ordinance for publication in the legal newspaper.</p>

### ATTACHMENT(S):

Ordinance 1691  
Summary of Ordinance 1691

## ORDINANCE NO. 1691

BEING AN ORDINANCE AMENDING CHAPTER 8 ARTICLE I OF THE COLUMBIA HEIGHTS CITY CODE TO  
UPDATE REGULATIONS REGARDING ANIMAL CONTROL AND TO ALIGN THE HEARING AND APPEAL  
PROCESS WITH STATE STATUTE.

The City of Columbia Heights does ordain:

### **Section 1**

#### **§ 8.101 REGULATIONS.**

(A) *Rabies vaccination required.* A person who owns, harbors, or keeps a dog over six months old within the city must have the dog vaccinated by a licensed veterinarian with an anti-rabies vaccine that is currently effective. A vaccination certificate is valid only for the dog and owner to which it is issued. A person must not use a rabies vaccination certificate for a different dog than the one for which it was issued.

(B) *Tags.* A person who owns, harbors, or keeps a dog over six months old within the city must securely attach an identification tag or plate to the dog's collar so that it can be readily seen. The tag or plate must contain the name and telephone number of the owner or other person who is keeping the dog. The identification tag or plate must be worn by the dog at all times when it is off the owner's or keeper's property.

(C) *Limit on number of cats and dogs.* Because the keeping of four or more dogs or four or more cats in the family dwelling unit or on the family premises is subject to great abuse, causing discomfort to persons in the area by way of smell, noise, hazard, and general aesthetic depreciation, and because the irresponsible maintenance of four or more dogs or four or more cats within a residential area has been the source of a variety of complaints, no family or family member shall keep, harbor, or have custody of more than three dogs, or more than three cats, or a combination of more than five animals exceeding six months in age in the family dwelling unit or on the family premises.

(D) The owner or custodian of any animal permanently or temporarily in the city shall have the obligation and responsibility to prevent such animal from committing any act which constitutes a public nuisance, which shall include, but not be limited to, the following acts:

- (1) Habitually or frequently bark or cry to the annoyance of neighbors or the general public.
- (2) Molest or annoy any person if such person is not on the property of the owner or custodian of such animal.
- (3) Molest, defile, or destroy any public or private property not belonging to the owner or custodian of such animal.
- (4) Defecate upon public property without immediately removing the excrement and disposing of it in a sanitary manner.
- (5) Chase vehicles or otherwise run at large within the city.

(E) The City of Columbia Heights will follow the provisions of M.S. Chapter 347 as it relates to dangerous and potentially dangerous dogs.

(1) At the discretion of the Chief of Police, the City of Columbia Heights may impose additional requirements to the owners of potentially dangerous dogs, including all requirements listed for dangerous dogs.

(F) No person who is the owner or has custody of any animal shall beat, treat cruelly, torment or otherwise abuse or abandon such animal. No person who is the owner or has custody of any animal shall fail to provide such animal with sufficient, good and wholesome food and water, proper shelter and protection from the weather, veterinary care when needed to prevent suffering, or with humane care and treatment.

(G) *Exceptions.* The provisions of § 8.101.(D)(4) do not apply to a guide dog accompanying a blind person, a service dog accompanying a disabled person, or a dog while engaged in police or rescue activity.

(`77 Code, § 8.102) (Am. Ord. 1005, passed 7-12-82; Am. Ord. 1658, passed 1-27-20; Am. Ord. 1673, passed 4-25-22) Penalty, see § 8.105

### **§ 8.102 IMPOUNDMENT.**

(A) The city shall have the authority to impound any animal in such manner and under such conditions and circumstances as prescribed by this section:

(1) The Council may enter into a contract with any qualified person, firm or corporation to be designated as the City Poundmaster, whose duties shall be to enforce the provisions of this section.

(2) The city shall provide an adequate facility within or in close proximity to the city, where all animals taken into custody shall be kept and cared for until disposed of according to the provisions of this section.

(B) The City Poundmaster may impound any animal where there is reasonable cause to believe said animal:

- (1) Exhibits ferocious or vicious tendencies;
- (2) Constitutes a public nuisance as defined in § 8.101(D);
- (3) Has bitten a person; or
- (4) Is not displaying the proper tag listed in the provisions of § 8.101.

(C) When the ownership of the animal is known, or can be determined, the Poundmaster shall provide notice to the owner within 24 hours of the impoundment by the means available to them.

(D) Any animal impounded pursuant to the provisions of this section shall be kept for not less than five regular business days unless reclaimed prior to that time by their owner as provided hereafter. The owner of any impounded animal may reclaim the same upon payment to the Poundmaster of the impoundment fees, care and boarding for such time as the animal has been confined. The allowable fees shall be those listed in the service agreement between the city and the Poundmaster. The Poundmaster shall not release any animal subject to the vaccination requirement in § 8.101 without proof of current anti-rabies vaccination.

(E) Any animal which is unclaimed by the rightful owner within the prescribed time may be sold to anyone desiring to purchase said animal, if not requested by a licensed educational or scientific institution under state law.

(1) All sums received in excess of costs shall be held by the Treasurer for the benefit of the owner. If not claimed within one year, such funds shall be placed in the general fund of the city.

(2) Any animal which is not disposed of as provided above shall be euthanized in a proper and humane manner by the Poundmaster.

(F) Nothing in this code shall prevent the Poundmaster from euthanizing any animal in less than the prescribed time if such animal is injured and, in the opinion of the Poundmaster, the only humane act would be euthanizing the animal.

(`77 Code, § 8.103) (Am. Ord. 1535, passed 9-8-08; Am. Ord. 1658, passed 1-27-20; Am. Ord. 1673, passed 4-25-22)

### § 8.103 DISPOSITION OF SEIZED ANIMALS

(A) **Euthanize.** An animal may be euthanized in a proper and humane manner by the animal control authority if:

1. The animal has destroyed property or habitually trespassed in a damaging manner on the property of persons other than the owner; or
2. The animal has attacked or bitten a person outside the owner's or custodian's premises; or
3. The animal is vicious or exhibits vicious or ferocious tendencies, or molests pedestrians, or interferes with vehicles on public streets or highways; or
4. The owner of a declared dangerous, or potentially dangerous dog, has failed to meet the requirements of state statute or city ordinance.

(B) **Hearing.** The animal control authority may not euthanize a domestic animal until the owner has had the opportunity for a hearing before an impartial decision maker. Any hearing must be held within 14 days of the request. The hearing officer must be an impartial employee of the City of Columbia Heights, or an impartial person retained by the city to conduct the hearing. The hearing officer shall issue a decision on the matter within ten days after the hearing. The decision must be delivered to the animal's owner by hand delivery or registered mail as soon as practical and a copy must be provided to the animal control authority.

(C) **Notice.** The city shall provide written notice of the intent to euthanize to the owner of the animal by delivering or mailing it to the owner of the animal, or by posting a copy of it at the place where the animal is kept, or by delivering it to a person residing on the property, and telephoning, if possible. The notice shall include:

1. A description of the seized animal; the authority for and purpose of the seizure and intent to euthanize; and the telephone number and contact person where the animal is kept;
2. A statement that the owner of the animal may request a hearing contesting the city's intent to euthanize the animal, and that failure to do so within 14 days of the date of the notice will terminate the owner's right to a hearing under this section;
3. A statement that all actual costs of the care, keeping, and disposition of the animal are the responsibility of the person claiming an interest in the animal, except to the extent that a court or hearing officer finds that the seizure or impoundment was not substantially justified by law.

(E) The costs of any proceeding brought pursuant to this section shall be assessed against the non-prevailing party up to \$1,500. The remedies provided by this section are supplemental to other provisions of this chapter.

(F) Any animal which presents a clear and immediate danger to city residents because it is infected with rabies (hydrophobia) or because it is of a clearly demonstrated vicious or ferocious nature, may be summarily euthanized after the Poundmaster has made reasonable attempts to impound such animal.

(`77 Code, § 8.104) (Am. Ord. 1658, passed 1-27-20; Am. Ord. 1673, passed 4-25-22)

#### **§ 8.104 QUARANTINE.**

(A) No person shall own, keep, harbor or have custody of any animal over six months of age within the city which does not have a current anti-rabies vaccine provided by a qualified veterinarian.

(B) (1) The City may quarantine any animal which bites a person for such time as is directed. During the quarantine, the animal shall be securely confined and kept from contact with any other animal.

(2) The place of quarantine may be on the premises of the owner in the discretion of the Chief of Police or designee. Confinement shall otherwise be at an animal shelter or a veterinary hospital, at the expense of the owner of such animal.

(`77 Code, § 8.105) (Am. Ord. 1658, passed 1-27-20; Am. Ord. 1673, passed 4-25-22) Penalty, see § 8.105

#### **§ 8.105 PENALTY.**

Any person, firm, or corporation who violates the provisions of this article shall be punished as provided in § 1.999.

(`77 Code, § 8.106) (Am. Ord. 1658, passed 1-27-20; Am. Ord. 1673, passed 4-25-22)

### **Section 2**

This ordinance shall be in full force and effective from and after 30 days after its passage.

First Reading: November 13, 2023

Offered by: Jacobs

Seconded by: Spriggs

Roll call: All Ayes

Second Reading: November 27, 2023

Offered by:

Seconded by:

Roll Call:

Date of Passage:

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Amáda Márquez Simula, Mayor

Attest:

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Sara Ion, City Clerk/Council Secretary

**SUMMARY OF ORDINANCE NO. 1691**

**BEING AN ORDINANCE AMENDING CHAPTER 8 ARTICLE I OF THE COLUMBIA HEIGHTS CITY CODE TO UPDATE REGULATIONS REGARDING ANIMAL CONTROL AND TO ALIGN THE HEARING AND APPEAL PROCESS WITH STATE STATUTE.**

The City Council for the City of Columbia Heights, Minnesota adopted Ordinance No. 1691 on XX XX, 2023.

The purpose of the ordinance is to update the animal control regulations within the city and to align the appeal and hearing process with state statute as it relates to dangerous and potentially dangerous dogs and destruction of animals.

This is a summary of Ordinance No. 1691. A copy of the entire text of the Ordinance is available for public inspection during regular business hours at the City Hall, by standard or electronic mail, or at [www.columbiaheightsmn.gov](http://www.columbiaheightsmn.gov).

---

Amáda Márquez Simula, Mayor

Attest:

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Sara Ion, City Clerk/Council Secretary



**CITY COUNCIL MEETING**

AGENDA SECTION	CONSENT
MEETING DATE	NOVEMBER 27, 2023

<b>ITEM:</b>	<b>Authorize Mayor and Interim City Manager to enter into Contract for Police Service with the City of Hilltop</b>	
<b>DEPARTMENT:</b> Police Department		<b>BY/DATE:</b> Captain Erik Johnston/Nov 21, 2023
<b>CORE CITY STRATEGIES:</b> <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i>		
X Healthy and Safe Community		_ Thriving and Vibrant Destination Community
_ Equitable, Diverse, Inclusive, and Friendly		X Strong Infrastructure and Public Services
_ Trusted and Engaged Leadership		_ Sustainable

**BACKGROUND**

The City has been involved in discussions with the City of Hilltop reference continuation of the current contract for Police service from the City of Columbia Heights. The resulting proposed contract was approved by the Hilltop City Council at its meeting on November 20, 2023.

The contract includes increases for each of the three years of its term to come more into line with the actual costs of providing police services. These increases are 11% in 2024, 10% in 2025 and an additional 7% increase in 2026.

January 1, 2024, through December 31, 2024	\$334,874.79
January 1, 2025, through December 31, 2025	\$368,362.57
January 1, 2026, through December 31, 2026	\$394,147.95

In addition, the City of Hilltop agrees to update its online Code of Ordinance maintained in the Municode library database by March 15, 2024.

**STAFF RECOMMENDATION**

It is recommended that the City Council approve the Police Contract with the City of Hilltop for the years 2024 to 2026, at the rates noted above.

**RECOMMENDED MOTION(S):**

MOTION: Move to authorize the Mayor and the Interim City Manager to enter into a Police Service Contract with the City of Hilltop for the years 2024 to 2026 at the rates specified in the contract.

**ATTACHMENT(S):** Contract for Police Services with the City of Hilltop

**JOINT AGREEMENT AND CONTRACT  
BETWEEN THE CITY OF COLUMBIA HEIGHTS  
AND THE CITY OF HILLTOP  
FOR POLICE SERVICES**

This agreement made and entered into by and between the City of Columbia Heights, hereinafter referred to as “Columbia Heights” and the City of Hilltop, hereinafter referred to as “Hilltop;”

WITNESSETH:

WHEREAS, Columbia Heights presently has a Police Department; and

WHEREAS, Hilltop has discontinued its police department and has contracted for police services with Columbia Heights in past years.

THEREFORE, it is mutually agreed:

**SECTION I**

That Columbia Heights shall furnish to Hilltop police protection to the same extent as is afforded to Columbia Heights by the Police Department of Columbia Heights.

**SECTION II**

That Columbia Heights shall patrol the streets and answer all calls for police protection in Hilltop.

**SECTION III**

That Columbia Heights police officers shall provide for general police services to include responding to calls, investigating crimes, making arrests, charging criminal activity, providing animal control services for domestic animals, issuing traffic and ordinance violation tickets, conducting liquor or beer license investigations as requested by Hilltop or required by law, making court appearances as part of their police duties for Hilltop, and engaging Hilltop residents in community policing activities. Columbia Heights shall maintain a record of the same similar to the records kept by Columbia Heights, except that the records prepared for Hilltop shall be made available to Hilltop officials at any time, and upon termination of this Agreement, shall be delivered to Hilltop. Availability of records pursuant to this section shall be subject to the limitations of the Government Data Practices Act.

#### **SECTION IV**

That Hilltop shall, at the time of the authorization for the execution of this Agreement, adopt a resolution empowering and authorizing the police officers of Columbia Heights to have the power of arrest in Hilltop and deliver to Columbia Heights a certified copy of said resolution.

#### **SECTION V**

That Columbia Heights shall furnish to the Hilltop City Council a monthly report in writing. Said report shall be in such reasonable detail as requested by said Hilltop Council.

#### **SECTION VI**

That Columbia Heights shall provide Hilltop with animal control services for domestic animals, including response to complaints regarding domestic animals; animals at large; trapped and confined animals; impoundment of potentially dangerous dogs and dangerous dogs; issuance of appropriate citations for ordinance violations and violations of statute related to animals; and, pickup and transport of domestic animals to the impound facility chosen and contracted with by the City of Hilltop.

#### **SECTION VII**

That as for compensation for these contracted services, Hilltop shall pay to Columbia Heights for police patrol the following amount covering the period corresponding thereto as described below, to-wit:

January 1, 2024, through December 31, 2024	\$334,874.79
January 1, 2025, through December 31, 2025	\$368,362.57
January 1, 2026, through December 31, 2026	\$394,147.95

#### **SECTION VIII**

That Hilltop shall receive a net reduction of the compensation for contracted services of one-half of a percent (0.5%) on the 2025 contract price based on a 10% reduction in calls for service in 2024; and, a net reduction of the compensation for contracted services of one-half of a percent (0.5%) on the 2026 contract price based on a 10% reduction in calls for service in 2025. The compensation for contracted services price denoted in Section VII and the payment schedule denoted in Section XI shall be reduced accordingly after notification to Hilltop by Columbia Heights Police Department of a 10% reduction in Calls for Service by December 15 of 2024 and December 15 of 2025.

## SECTION IX

That any repeat nuisance Calls for Service fees assessed to a Hilltop property owner or occupant pursuant to the Hilltop Code of Ordinances and collected by Columbia Heights shall be paid to the City of Hilltop. Columbia Heights shall provide an annual report including an accounting of repeat nuisance Calls for Service Fees assessed and collected on behalf of Hilltop.

## SECTION X

That Hilltop, as consideration for the compensation for contracted services price, shall update its online Code of Ordinances maintained in the Municode library database by March 15, 2024. Hilltop shall continue to provide its Code of Ordinances updated online with future updates provided on the city's website until those updates are incorporated into the Municode library database. Further, Hilltop shall make periodic, quarterly updates to the Municode library database.

## SECTION XI

That the contract is for a three-year term beginning January 1, 2024, and ending on December 31, 2026. Either party may terminate this Agreement effective the anniversary date of January 1 only upon material breach by the other party of the terms of this agreement and only upon five months' written notice to the other party, except as follows:

That Columbia Heights may terminate this Agreement upon forty-five (45) days' written notice when any semi-annual payment required by Hilltop has not been received by Columbia Heights during normal business hours thirty (30) calendar days after July 31 and after December 31, respectively. Payments made thirty (30) days after July 31 and December 31, respectively, but prior to the forty-five (45) days' notice of cancellation, shall void the cancellation. Should substantial and material changes in conditions occur which are beyond the control of either Columbia Heights or Hilltop such that performance by Columbia Heights or Hilltop becomes impossible, then this Agreement can be terminated by Columbia Heights or Hilltop upon five (5) months' written notice by either city.

## SECTION XII

That Hilltop shall pay the contract compensation as follows:

January 1, 2024	\$167,437.39
July 1, 2024	\$167,437.40
January 1, 2025	\$184,181.28
July 1, 2025	\$184,181.29
January 1, 2026	\$197,073.97
July 1, 2026	\$197,073.98

Payments made after the due date shall bear interest at the rate of 8% on the delinquent balance until paid.

### **SECTION XIII**

That Hilltop shall indemnify Columbia Heights and hold it harmless from all claims, actions, suits, proceedings, costs, expenses, damages, and liabilities arising out of police services furnished by Columbia Heights to Hilltop. However, such indemnification liability of Hilltop to Columbia Heights shall specifically exclude workers' compensation claims, motor vehicle no-fault claims (PIP), health and medical care costs for Columbia Heights employees.

Hilltop has obtained insurance coverage from LMCIT to cover this contractual liability. Hilltop's liability to Columbia Heights shall be limited to the coverage afforded by this insurance policy, except that the \$10,000.00 deductible provision of the policy shall not apply to Hilltop's responsibility to indemnify Columbia Heights. Hilltop shall name Columbia Heights as a certificate holder on said insurance policy, and the policy shall bear a provision that requires that insurer give Columbia Heights not less than thirty (30) days' written notice of termination, cancellation, or any change in coverage under the policy. The cancellation provision may not bear a disclaimer limiting the obligation of the insurer to only "endeavor" to give notice and may not contain a disclaimer that the insurer shall bear no responsibility by failing to provide such notice.

Columbia Heights shall have the right to examine and inspect any policies of insurance issued to cover Hilltop's contractual liability established by this Agreement, including the first policy to be issued hereunder. Columbia Heights shall further have the right to demand reasonable assurances from Hilltop's insurers that Hilltop's insurers will not attempt to invalidate the indemnity provisions of the contract.

Hilltop agrees to use its best efforts to maintain the same or similar liability insurance during the term of this Agreement.

This Agreement to indemnify and hold harmless does not constitute a waiver by either Columbia Heights or Hilltop of limitations on liability provided by Minnesota Statutes, Chapter 466.

### **SECTION XIV**

Notwithstanding any provision herein to the contrary, in the event that Hilltop fails to maintain and furnish to Columbia Heights required policies of insurance as satisfactory to Columbia Heights or if Hilltop's insurer fails to provide the assurances required, Columbia Heights may at any time during the term of this Agreement terminate this Agreement effective upon sixty (60) days' written notice to Hilltop.

### **SECTION XV**

Columbia Heights and Hilltop agree to resolve all disputes among them arising from this Agreement by arbitration and without the time and expense associated with court proceedings,

pursuant to the terms of the Minnesota Arbitration Act, Minnesota Statutes Chapter 572, et seq., and in agreeing to refrain from bringing suit against each other for the duration of this Agreement, the arbitration established by this Agreement shall be conducted according to the rules of the American Arbitration Association.

IN WITNESS WHEREOF, the parties have duly executed this Agreement by their duly authorized officers and caused their respective seals to be hereunto affixed.

[signature page to follow]

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Approved as to form:

**CITY OF COLUMBIA HEIGHTS**  
A Municipal Corporation

By \_\_\_\_\_  
Jim Hoeft, City Attorney

By \_\_\_\_\_  
Amáda Márquez Simula, Mayor  
For Columbia Heights

and \_\_\_\_\_  
Kevin Hansen, Interim City Manager

Approved as to form:

**CITY OF HILLTOP**  
A Municipal Corporation

By \_\_\_\_\_  
Peggy Larkin, City Attorney

By \_\_\_\_\_  
Terry Wiggin, Mayor  
For Hilltop

and \_\_\_\_\_  
Ruth Nelsen, City Clerk

## CITY COUNCIL MEETING

AGENDA SECTION	CONSENT
MEETING DATE	NOVEMBER 27, 2023

<b>ITEM:</b>	<b>Approve Joint Powers Agreement with Anoka County Sheriff's Office for Columbia Heights participation in Special Weapons and Tactics Team</b>								
<b>DEPARTMENT:</b> Police Department		<b>BY/DATE:</b> Chief Lenny Austin/Nov 16, 2023							
<p><b>CORE CITY STRATEGIES:</b> <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i></p> <table border="0"> <tr> <td><input type="checkbox"/> Healthy and Safe Community</td> <td><input type="checkbox"/> Thriving and Vibrant Destination Community</td> </tr> <tr> <td><input type="checkbox"/> Equitable, Diverse, Inclusive, and Friendly</td> <td><input type="checkbox"/> Strong Infrastructure and Public Services</td> </tr> <tr> <td><input type="checkbox"/> Trusted and Engaged Leadership</td> <td><input type="checkbox"/> Sustainable</td> </tr> </table>				<input type="checkbox"/> Healthy and Safe Community	<input type="checkbox"/> Thriving and Vibrant Destination Community	<input type="checkbox"/> Equitable, Diverse, Inclusive, and Friendly	<input type="checkbox"/> Strong Infrastructure and Public Services	<input type="checkbox"/> Trusted and Engaged Leadership	<input type="checkbox"/> Sustainable
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<input type="checkbox"/> Trusted and Engaged Leadership	<input type="checkbox"/> Sustainable								

### BACKGROUND

As mentioned in the Police Department's 2024 CHPD budget presentation, CHPD staff is recommending that the City of Columbia Heights enter into a Joint Powers Agreement (JPA) with other Anoka County Law Enforcement Agencies to formally create and establish the Anoka County Special Weapons and Tactics (SWAT) Team. This will be a multi-agency organization consisting of agencies in Anoka County, including Anoka County Sheriff's Office, the Cities of Anoka, Blaine, Columbia Heights, Coon Rapids, Fridley, Ramsey, and Lino Lakes. This multi-agency organization will provide joint responses to critical incidents and high-risk events where there is a significant risk of criminal violence.

It should be noted that Officers assigned to the SWAT team are only called out only as needed and is not a full-time assignment. The CHPD has budgeted for up to two officers to be assigned to the multi-agency SWAT team. This includes costs related to equipment and training, as well as personnel costs such as overtime.

### STAFF RECOMMENDATION

The skills and knowledge that officers will learn as part of this team will be helpful in their overall development as a police officer which also benefits the department as a whole. This is why CHPD staff is recommending entering into a Joint Powers Agreement to become part of the Anoka County Special Weapons and Tactics Team.

<b>RECOMMENDED MOTION(S):</b>
<p>MOTION: Motion to Authorize the Mayor, Interim City Manager and Police Chief to enter into a Joint Powers Agreement with the Anoka County Sheriff's Office to participate in its Special Weapons and Tactics Team.</p>

### ATTACHMENT(S):

SWAT JPA  
JPA Signature Pages



**ANOKA COUNTY  
SPECIAL WEAPONS  
AND TACTICS TEAM  
JOINT POWERS AGREEMENT**

The parties to this Agreement are the City of Anoka, the City of Blaine, the City of Columbia Heights, the City of Coon Rapids, the City of Fridley, the City of Ramsey, the City of Lino Lakes, and the County of Anoka (collectively, "Parties"). The Parties are all units of government responsible for critical incident response in their respective jurisdictions. This Agreement is made pursuant to the authority conferred upon the Parties by Minn. Stat § 471.59. This Agreement shall become effective only upon the approval and execution hereof by duly authorized officials of all the Parties.

NOW, THEREFORE, the undersigned Parties, in the joint and mutual exercise of their powers, agree as follows:

**1. Purpose.**

- 1.1** The purpose of this Joint Powers Agreement ("Agreement") is to formally create and establish the Anoka County Sheriff's Special Weapons and Tactics Team ("ACSO-SWAT", "SWAT", or "Team") as a multi-agency organization to coordinate efforts to develop and provide joint responses to critical incidents or high-risk entries where there is a risk of criminal violence, occurring within and outside of the Parties' jurisdictions.
- 1.2** It is the intent of the parties that the ACSO-SWAT shall constitute a separate entity under Minnesota law.

**2. Budget and Finance**

- 2.1** The Anoka County Sheriff's Office ("ACSO") shall provide a budget for the basic operations of the ACSO-SWAT. The ACSO shall provide budgeting and accounting services as necessary or convenient for the ACSO-SWAT. Such services shall include but not be limited to: management of funds, payment for contracted services and other financial obligations set forth in this Agreement, and relevant bookkeeping and record keeping.
- 2.2** The Parties acknowledge and agree that beginning with the 2024 fiscal year, ACSO will assess each Party an annual fee (Fee) to cover training and other operational expenses related to the ACSO-SWAT. ACSO will establish the Fee and notify each Party of the fee by October 1 of the preceding year. If a Party fails to pay the Fee by February 1 of the applicable fiscal year, the provisions of Section 7.1 shall apply.
- 2.3** The ACSO will provide basic uniforms and equipment for all Team members. Parties may lend or provide additional equipment to ACSO-SWAT, as they are able.

- 2.4 The ACSO-SWAT may apply for and/or accept gifts, grants, or loans of money or other property (excluding real property) or assistance from the United States government, the State of Minnesota, any political subdivision of the State of Minnesota, or any person, association, or agency for any of its purposes; enter into any agreement in connection therewith; and hold, use, and dispose of such money or other property and assistance in accordance with the terms of the gift, grant, or loan relating thereto.
- 2.5 The ACSO-SWAT does not have the authority to seize property for purposes of Minn. Stat. §§ 609.531-.5318.
- 2.6 All property and cash monies obtained through forfeiture that is derived from ACSO-SWAT operations shall remain the property of the law enforcement agency of record wherein the operation occurred.

### **3. Team Leaders**

- 3.1 The Anoka County Sheriff shall appoint a Team Commander from the ACSO to lead the ACSO-SWAT.
- 3.2 The Team Commander, in consultation with the Sheriff, shall appoint an Assistant Commander.
- 3.3 The Team Commander and Assistant Commander shall appoint POST-licensed peace officers to serve as ACSO-SWAT Team Leaders. Appointment as a Team Leader pursuant to this Agreement shall not obligate any Party to pay to its employees so appointed supervisory or other premium pay except as provided by the collective bargaining agreement between the Party and its employees.
- 3.4 Team Leaders assigned to the ACSO-SWAT at all times will remain employees of the leaders' own jurisdictions and will not be employees of the ACSO or the ACSO-SWAT.
- 3.5 Team Leaders shall be the liaison between the Team members and the Team Commander or Assistant Commander when an ACSO-SWAT team has been deployed pursuant to this Agreement. Team leaders may fill the role of Team Commander or Assistant Commander when asked to do so by the Team Commander or the Assistant Commander.

### **4. Team Members**

- 4.1 The chief law enforcement officer of each Party approves POST-licensed peace officers from their law enforcement agency who meet the minimal

qualifications, as set by the Team Commander, to test for the ACSO-SWAT. The testing process is to select the best peace officers for the position. Equal representation from member agencies is not guaranteed and shall not be considered as part of the selection criteria. A party agency may not have a peace officer selected for the team as a result of the competitive process. Appointment as a Team Member pursuant to this Agreement shall not obligate any Party to pay its employees so appointed any premium pay except as provided by the collective bargaining agreement between the Party and its employees.

- 4.2 The paramedics on the ACSO-SWAT team will be selected from Allina Health employees as outlined in the contract signed between ACSO and Allina Health.
- 4.3 Team Members assigned to the ACSO-SWAT will, at all times, remain employees of the Members' own jurisdictions.
- 4.4 Team members assigned to the ACSO-SWAT may be removed from ACSO-SWAT by the Team Commander based on performance, safety, participation, or ACSO-SWAT Policy regardless of the members' own jurisdictions.
- 4.5 The City of Anoka and the County of Anoka will continue to provide their current number of team members. In the event those agencies can no longer provide that number of team members, those positions will be filled with members from other agencies.

## 5. Operations

- 5.1 **Training.** The Team Commander shall be responsible for arranging training events for Team Leaders and Team Members, consistent with the National Tactical Officers Association (NTOA) standards. The Team Commander shall also be responsible for maintaining records of the training received by Team Leaders and Team Members as well as records of all other activities undertaken by the Team Commander, Assistant Commander, Team Leaders, and Team Members pursuant to this Agreement.

### 5.2 Deployment

- 5.2.1 **Definitions and Controlling Law.** A Party to this agreement may request assistance from ACSO-SWAT. A Party requesting assistance is the "Requesting Party" or "Receiving Party." The Parties that compose ACSO-SWAT are the "Responding Parties." Requests for assistance by Parties to this Agreement are governed

by the terms of this Agreement.

**5.2.2 Requests for Assistance by Parties.** Whenever a Party determines that conditions within its jurisdiction require specialized support in handling critical field operations, where intense negotiations or special tactical deployment methods appear to be necessary, the Party may request that the Anoka County Sheriff or his or her designee deploy ACSO-SWAT to assist the Party. Upon a request for assistance, ACSO-SWAT may be dispatched to the Requesting Party's jurisdiction, in accordance with ACSO-SWAT policy. The Team Commander or Assistant Commander shall notify the Chief Deputy of the ACSO of any request for assistance. No Party or individual member of ACSO-SWAT shall incur any liability based upon a refusal to respond. In addition, once deployed, the Team Commander or Assistant Commander may at any time and in his or her sole judgment recall the Team. The decision to recall a Team deployed pursuant to this Agreement will not result in liability to any Party or to the Team Commander or Assistant Commander who recalled the Team.

**5.2.3 Direction and Control.** Personnel and equipment provided pursuant to this Agreement shall remain the personnel and property of the Party providing the same. The Requesting Party will be in control of the scene. However tactical command will remain with the ACSO-SWAT Commander or their designee. Nothing in this provision shall limit the Team Commander's ability to establish Team Member protocol to take emergency action in response to immediate threats to an officer or public safety in accordance with the law.

**5.2.4 Compensation.** When the ACSO-SWAT provides services to a Requesting Party, the Team Members of the ACSO-SWAT shall be compensated by their respective employers just as if they were performing the duties within and for the jurisdiction of their employers. No charges will be levied by the ACSO-SWAT or by the Parties for specialized response operations provided to a Requesting Party pursuant to this Agreement. If the assistance provided pursuant to this Agreement is reimbursable by an outside source, any Party whose officers provided assistance for the ACSO-SWAT may submit itemized bills for the actual cost of any assistance provided, including salaries, overtime, materials, and supplies, to the ACSO-SWAT Team Commander. The ACSO-SWAT shall submit the invoices to the reimbursing entity. The reimbursing entity shall reimburse the ACSO-SWAT for the actual cost, and the ACSO-SWAT shall forward the reimbursement to the Responding Party.

**5.2.5 Workers' Compensation.** Each Party to this Agreement shall be responsible for injuries to or death of its own employees in connection with services provided pursuant to this Agreement. Each Party shall maintain workers' compensation coverage or a program of self-insurance, covering its own personnel while they are providing assistance as a member of the ACSO-SWAT. Each Party to this Agreement waives the right to sue any other Party for any workers' compensation benefits paid to its own employee or their dependents, even if the injuries were caused wholly or partially by the negligence of any other Party or its officers, employees, or agents.

**5.2.6 Damage to Equipment.** Each Party shall be responsible for damage to any of its own equipment occurring during deployment of the ACSO-SWAT. Each Party waives the right to sue any other Party for any damages to or loss of its equipment, even if the damages or losses were caused wholly or partially by the negligence of any other Party or its officers, employees, or agents.

## **5.2.7 Indemnification and Hold Harmless**

**5.2.7.1 Applicability.** The SWAT shall be considered a separate and distinct public entity to which the Parties have transferred all responsibility and control for actions taken pursuant to this Agreement. The SWAT shall comply with all laws and rules that govern a public entity in the State of Minnesota and shall be entitled to the protections of M.S. 466.

**5.2.7.2 Indemnification and Hold Harmless.** The SWAT shall fully defend, indemnify and hold harmless the Parties against all claims, losses, liability, suits, judgments, costs and expenses by reason of the action or inaction of the SWAT. This Agreement to indemnify and hold harmless does not constitute a waiver by any participant of limitations on liability provided under Minnesota Statutes, Section 466.04.

To the full extent permitted by law, actions by the Parties pursuant to this Agreement are intended to be and shall be construed as a "cooperative activity" and it is the intent of the Parties that they shall be deemed a "single governmental unit" for the purpose of liability, as set forth in Minnesota Statutes, Section 471.59, subd. 1a(a); provided further that for purposes of that statute, each Party to this Agreement expressly declines responsibility for the acts or omissions of the other Parties except as provided herein.

**5.2.7.3 Insurance.** The SWAT shall obtain liability insurance in an amount not less than the municipal tort caps set forth by Minnesota Statutes, Section 466.04 subd.1, as amended to defend and indemnify SWAT and its members and each member's officers,

employees, and volunteers for actions arising out of this agreement. The SWAT team may in its discretion procure coverage for auto liability and damage to or loss of property. Nothing herein shall be construed to provide insurance coverage or indemnification to an officer, employee, or volunteer of any Party for any act or omission for which the officer employee, or volunteer is guilty of malfeasance in officer, willful neglect of duty, or bad faith.

**5.2.7.4** The Parties of this Agreement are not liable for the acts or omissions of the other participants to this Agreement except to the extent to which they have agreed in writing to be responsible for acts or omissions of the other Parties. Any liability in excess of the SWAT's insurance coverage or uninsured liability shall be borne jointly by all Parties that have an employee or employees who are a member or members of the SWAT at the time of the incident that gave rise to the excess or uninsured liability. Each party with one or more employees on the SWAT, including a team Commander or Assistant Commander, shall bear a share of any excess or uninsured liability. Each Party's share will be based on its percentage of the total team members. For example, if there are 20 total team members that make up the SWAT and a Party has two employees on the team, that Party shall bear 10% of any excess or uninsured liability. This joint liability does not include liability for the acts or omission of any one party's individual officer, employee, or volunteer which arises from his or her own willful misconduct, willful neglect of duty, or acts or omissions taken bad faith.

## **5.2.8 Aid to Non-Parties.**

**5.2.8.1 Definitions and Controlling Law.** A political subdivision that is not a Party to this Agreement may request assistance from ACSO-SWAT. A non-party political subdivision that requests assistance is the "Requesting Political Subdivision" or "Receiving Political Subdivision" as that term is used in Minn. Stat. § 12.331. The Parties that compose ACSO-SWAT are the "Sending Political Subdivision(s)" as that term is used in Minn. Stat. § 12.331. Requests for assistance by other political subdivisions are governed by Minn. Stat. § 12.331.

**5.2.8.2** Upon a request for assistance from a political subdivision that is not a Party to this Agreement, ACSO-SWAT may be deployed to such Requesting Political Subdivision, provided that the Anoka County Sheriff or his or her designee has consented to such deployment. No Party or individual member of ACSO-SWAT shall incur any liability based upon a failure to provide assistance.

Upon deployment, the Requesting Political Subdivision will be in

control of the scene. However tactical command will remain with the ACSO-SWAT Commander or their designee. Nothing in this provision shall limit the Team Commander's ability to establish Team Member protocol to take emergency action in response to immediate threats to an officer or public safety in accordance with the law.

**5.2.8.3** Liability and responsibility for use of personnel, equipment, and supplies, resulting from the provision of assistance to a Receiving Political Subdivision shall be allocated in the same manner as provided by Minnesota Statutes §12.331, subd. 2, *i.e.*, any Party to this agreement assumes the same liability as a Sending Political Subdivision and the non-party assumes the same liability as a Receiving Political Subdivision.

- 6. Term.** The term of this Agreement shall begin upon execution of this Agreement by all Parties. This Agreement shall continue in effect until terminated in accordance with its terms.

## **7. Withdrawal and Termination.**

**7.1 Withdrawal.** Any Party may withdraw from this Agreement upon six (6) months' written notice to the other Parties or by the failure to pay the Fee described in Section 2. Failure to pay as required in Section 2 shall not relieve any party from their obligation to provide 6-months notice prior to withdrawing from this Agreement or to pay its share during the withdrawal period. At the discretion of the Sheriff, a non-paying Party's officer(s), if any, may be removed from the team until payment is received. Withdrawal by any Party shall not terminate this Agreement with respect to any Parties who have not withdrawn. Withdrawal shall not discharge any liability incurred by any Party, its employees, officers, and elected and appointed officials prior to withdrawal. Such liability shall continue until discharged by law or agreement.

**7.2 Termination.** This Agreement shall terminate upon the occurrence of any one of the following events: (a) when necessitated by operation of law or as a result of a decision by a court of competent jurisdiction; (b) when a majority of the then existing Parties agrees to terminate the Agreement upon a date certain; or (c) when the Anoka County Sheriff, in his or her sole discretion, decides to terminate this agreement.

**7.3 Effect of Termination.** Termination shall not discharge any liability incurred by any Party, its employees, officers, and elected and appointed officials during the term of this Agreement.

## **8. Miscellaneous.**

- 8.1 Amendments.** This Agreement may be amended only in writing and upon the consent of each party's governing bodies, except an amendment adding an additional party under section 8.3, which shall not require a written amendment.
- 8.2 Counterparts.** This Agreement may be executed in two or more copies, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. Counterparts shall be submitted to the Anoka County Sheriff.
- 8.3 Additional Parties.** Any other municipality operating within Anoka County may become a Party to this Agreement, upon approval of that municipality's governing body, adoption of a resolution by the municipality's governing body, execution of this Agreement, submission of a copy of the signed Agreement to the existing parties, and payment of agreed-upon funds pursuant to section 2.



All parties to this agreement need not sign the same copy of the agreement.  
An original agreement signed by each party to this agreement shall be maintained  
in the Office of the Anoka County Sheriff.

DATE: \_\_\_\_\_

County of Anoka

By: \_\_\_\_\_  
Matt Look

Its: County Board Chair

By: \_\_\_\_\_  
Rhonda Sivarajah

Its: County Administrator

By: \_\_\_\_\_  
Brad Wise

Its: Sheriff

Approved as to Form

By: \_\_\_\_\_  
Bryan Frantz

Its: Attorney

All parties to this agreement need not sign the same copy of the agreement.  
An original agreement signed by each party to this agreement shall be maintained  
in the Office of the Anoka County Sheriff.

DATE: \_\_\_\_\_

City of Anoka

By: \_\_\_\_\_  
Phil Rice

Its: Mayor

By: \_\_\_\_\_  
Greg Lee

Its: City Manager

By: \_\_\_\_\_  
Eric Peterson

Its: Chief of Police

All parties to this agreement need not sign the same copy of the agreement.  
An original agreement signed by each party to this agreement shall be maintained  
in the Office of the Anoka County Sheriff.

DATE: \_\_\_\_\_

City of Blaine

By: \_\_\_\_\_  
Tim Sanders

Its: Mayor

By: \_\_\_\_\_  
Michelle Wolfe

Its: City Manager

By: \_\_\_\_\_  
Brian Podany

Its: Chief of Police

All parties to this agreement need not sign the same copy of the agreement.  
An original agreement signed by each party to this agreement shall be maintained  
in the Office of the Anoka County Sheriff.

DATE: \_\_\_\_\_

City of Columbia Heights

By: \_\_\_\_\_  
Amada Marquez Simula

Its: Mayor

By: \_\_\_\_\_  
Kevin Hansen

Its: City Manager

By: \_\_\_\_\_  
Lenny Austin

Its: Chief of Police

All parties to this agreement need not sign the same copy of the agreement.  
An original agreement signed by each party to this agreement shall be maintained  
in the Office of the Anoka County Sheriff.

DATE: \_\_\_\_\_

City of Coon Rapids

By: \_\_\_\_\_  
Jerry Koch

Its: Mayor

By: \_\_\_\_\_  
Matt Stemwedel

Its: City Manager

By: \_\_\_\_\_  
Bill Steiner

Its: Chief of Police

All parties to this agreement need not sign the same copy of the agreement.  
An original agreement signed by each party to this agreement shall be maintained  
in the Office of the Anoka County Sheriff.

DATE: \_\_\_\_\_

City of Fridley

By: \_\_\_\_\_  
Scott Lund

Its: Mayor

By: \_\_\_\_\_  
Wally Wysopal

Its: City Manager

By: \_\_\_\_\_  
Ryan George

Its: Director of Public Safety

All parties to this agreement need not sign the same copy of the agreement.  
An original agreement signed by each party to this agreement shall be maintained  
in the Office of the Anoka County Sheriff.

DATE: \_\_\_\_\_

City of Ramsey

By: \_\_\_\_\_  
Mark E Kuzma

Its: Mayor

By: \_\_\_\_\_  
Brain Hagen

Its: City Administrator

By: \_\_\_\_\_  
Jeff Katers

Its: Chief of Police

All parties to this agreement need not sign the same copy of the agreement.  
An original agreement signed by each party to this agreement shall be maintained  
in the Office of the Anoka County Sheriff.

DATE: \_\_\_\_\_

City of Lino Lakes

By: \_\_\_\_\_  
Rob Rafferty

Its: Mayor

By: \_\_\_\_\_  
Sarah Cotton

Its: City Administrator

By: \_\_\_\_\_  
John Swenson

Its: Chief of Police



<b>AGENDA SECTION</b>	<b>CONSENT</b>
<b>MEETING DATE</b>	<b>NOVEMBER 27, 2023</b>

<b>ITEM:</b>	<b>Authorizing Change to Police Vehicle Purchase.</b>								
<b>DEPARTMENT:</b> Police Department		<b>BY/DATE:</b> Captain Matt Markham/Nov 16, 2023							
<p><b>CITY STRATEGY:</b> <i>(please indicate areas that apply by adding a bold "X" in front of the selected text below)</i></p> <table> <tr> <td><input type="checkbox"/> Healthy and Safe Community</td> <td><input type="checkbox"/> Thriving and Vibrant Destination Community</td> </tr> <tr> <td><input type="checkbox"/> Equitable, Diverse, Inclusive, and Friendly</td> <td><input checked="" type="checkbox"/> Strong Infrastructure and Public Services</td> </tr> <tr> <td><input type="checkbox"/> Trusted and Engaged Leadership</td> <td><input type="checkbox"/> Sustainable</td> </tr> </table>				<input type="checkbox"/> Healthy and Safe Community	<input type="checkbox"/> Thriving and Vibrant Destination Community	<input type="checkbox"/> Equitable, Diverse, Inclusive, and Friendly	<input checked="" type="checkbox"/> Strong Infrastructure and Public Services	<input type="checkbox"/> Trusted and Engaged Leadership	<input type="checkbox"/> Sustainable
<input type="checkbox"/> Healthy and Safe Community	<input type="checkbox"/> Thriving and Vibrant Destination Community								
<input type="checkbox"/> Equitable, Diverse, Inclusive, and Friendly	<input checked="" type="checkbox"/> Strong Infrastructure and Public Services								
<input type="checkbox"/> Trusted and Engaged Leadership	<input type="checkbox"/> Sustainable								

**BACKGROUND:**

Historically the police department purchases two patrol vehicles and one unmarked vehicle every year to maintain a well-running fleet and to provide other city departments vehicles to drive after these vehicles have been rotated out of the police fleet. In recent history, the department has purchased hybrid Ford SUVs as patrol vehicles. In 2022, Ford unexpectedly canceled our order of SUVs. The capital budget was carried over from 2022 to 2023. In 2023 the department had ordered four hybrid SUVs, one Ford F150 pickup, and one electric vehicle. The department was able to receive one electric vehicle and a Ford F150.

On November 8, 2023, Ford canceled our order for the second year in a row for the SUV hybrid patrol vehicles. Ford indicated that they would move our 2023 order to early 2024 and only promise to deliver gasoline engines and not the hybrid SUV.

According to the City's shop foreman, Ford has recalled the hybrid SUVs for rear differential issues and Ford doesn't have a real fix for the issue. We have had several of the Ford hybrid SUVs break down due to the rear differential going out and they are then returned to Ford for repair and not available to patrol for several days.

In an attempt to locate vehicles built for patrol work, I spoke to the Ford, Chevy, and Dodge dealers on the state contract. None of the dealers had vehicles in stock and indicated that some might receive pick-up trucks and that they typically need an order in advance of ordering vehicles on state contract pricing. I learned that Chevy raised the price of their patrol-rated Tahoe to \$52,000 which is above what we had budgeted.

I learned that our patrol car outfitter Guardian Fleet has two new V6 AWD Dodge Chargers available to purchase, but this would not be through a competitively-bid state contract. After checking for available vehicles and finding nothing available but these, I am recommending the purchase of these Dodge Chargers as a sole source acquisition. The department has a Dodge Charger in the fleet now and has had another in the fleet prior with minimal mechanical issues.

The purchase of the Chargers would fill two of the four squad needs from 2023. An order has been submitted to Ford for four gasoline-engine SUVs in 2024, which would meet the need of the two unfilled orders in 2023 and the upcoming order of two 2024 squads.

The vehicles are quoted at \$36,027 each, and Guardian Fleet Safety is quoting a vehicle fee of \$4,985.50 as a deposit finance charge. This fee covers Guardian Fleet financing the full deposit in order to hold the vehicle for the agency's purchase.

**RECOMMENDED MOTION(S):**

MOTION: Move to authorize the purchase of two (2) 2023 Dodge Chargers for patrol use from Guardian Fleet Safety as a sole source purchase for \$77, 039.50, and that the Mayor and City Manager are authorized to enter into a contract for same.

**ATTACHMENT(S):**

Guardian Fleet Safety estimate #231711



**Guardian Fleet Safety**  
7020 Minnesota 24  
PO Box 70  
Clear Lake, MN 55319  
(320) 245-4000  
sales@guardianfleetsafety.com  
www.guardianfleetsafety.com

Estimate #2317777

Item 8.

Created: 11/8/2023  
Payment Term: Net 30  
Service Writer: Don Starry

**Columbia Heights Police Department**  
825 41st Avenue Northeast  
Columbia Heights, 55421  
mmarkham@columbiaheightsmn.gov

### Customer Comments

Quotes below are per vehicle. The vehicle fee listed below will be added to each vehicle purchased.

	Description	Price	QTY	Subtotal
1	2023 Charger V6 AWD, Silver. Basic Police Options. plus: PAU Granite Peral Coat ,Exterior Paint, X5X9 Black HD Cloth Bucket Seats w/Vinyl Rear, W8B 18" Wheel Covers , GUK Power Heated Mirrors w/Man F/Away, LNX LED Spot Lamps, LNF Black Left Spot Lamp, CW6 Deactivate Rear Doors/Windows, TBF Delete Spare Tire, GXQ Additional Non-Key Alike Fobs	\$36,027.00	1	\$36,027.00
2	2023 Charger V6 AWD, Gray. Basic Police Options. plus: PAU Granite Peral Coat ,Exterior Paint, X5X9 Black HD Cloth Bucket Seats w/Vinyl Rear, W8B 18" Wheel Covers , GUK Power Heated Mirrors w/Man F/Away, LNX LED Spot Lamps, LNF Black Left Spot Lamp, CW6 Deactivate Rear Doors/Windows, TBF Delete Spare Tire, GXQ Additional Non-Key Alike Fobs	\$36,027.00	1	\$36,027.00
3	Vehicle Fee <i>Part #: Vehicle Fee</i> <i>Note: Deposit finance charge: Fee for Guardian Fleet Safety financing the full deposit on a new vehicle in order to hold vehicle for agencies purchase</i>	\$4,985.50	1	\$4,985.50
				<b>Total: \$77,039.50</b>

Signature \_\_\_\_\_

Parts .....	\$77,039.50
Labor .....	\$0.00
Subtotal .....	\$77,039.50
Tax .....	\$0.00
<b>Grand Total .....</b>	<b>\$77,039.50</b>
Paid To Date .....	(\$0.00)

<b>REMAINING BALANCE</b>	<b>\$77,039.50</b>
--------------------------	--------------------



NARCAN GRANT	\$755.60
MSFDA	\$2000.00
<hr/>	
Total	\$12,872.34

**RECOMMENDED MOTION(S):**

MOTION: Move to waive the reading of Resolution No. 2023-73 there being ample copies to the public.

MOTION: Move to adopt Resolution 2023-xx, being a resolution amending the 2023 Fire Department budget

**ATTACHMENT(S):**

**Fire Department Resolution No 2023-73**

**A resolution of the city council for the city of Columbia Heights, Minnesota, amending the 2023 budget to use certain additional revenue:**

Whereas, the city has contracted for or received the following revenue:

<u>Source</u>	<u>Amount</u>
MBFTE	\$495.00
MBFTE	\$2,758.00
MBFTE	\$550.00
MBFTE	\$2,605.00
MBFTE	\$1,945.00
MBFTE	\$392.25
MBFTE	\$152.25
MBFTE	\$219.24
MBFTE	\$450.00
MBFTE	\$550.00
NARCAN GRANT	\$755.60
MSFDA GRANT	\$2000.00
<hr/>	
Total Grant Funding	\$12,872.34

Whereas, this revenue was not included in the initial 2023 budget adopted, nor in any subsequent amendments to that budget; and

Whereas, accordingly, the expense necessary to earn this revenue was also not previously included in the 2023 budget; and

Whereas, the activity related to this revenue and expense is consistent with the goals and objectives of the city of Columbia Heights Fire Department;

Now, therefore, in accordance with all ordinances and regulations of the City of Columbia Heights, the city council of the city of Columbia Heights makes the following:

**ORDER OF COUNCIL**

IT IS HEREBY RESOLVED, that the 2023 budget for general fund fire department expense is amended for an increase of \$12,872.34, and by a corresponding amount for budgeted revenue.

Passed this 27th day of November 2023

Offered by:  
Seconded by:  
Roll Call:

Attest:

\_\_\_\_\_  
Amáda Márquez Simula, Mayor

\_\_\_\_\_  
Sara Ion, City Clerk/Council Secretary

<b>AGENDA SECTION</b>	<b>CONSENT</b>
<b>MEETING DATE</b>	<b>NOVEMBER 27, 2023</b>

<b>ITEM:</b>	<b>Rental Occupancy Licenses for Approval</b>										
<b>DEPARTMENT:</b> Fire		<b>BY/DATE:</b> Assistant Fire Chief Dan O'Brien, 11/27/23									
<p><b>CITY STRATEGY:</b> <i>(please indicate areas that apply by adding a bold "X" in front of the selected text below)</i></p> <table> <tr> <td><input type="checkbox"/> Safe Community</td> <td><input type="checkbox"/> Diverse, Welcoming "Small-Town" Feel</td> </tr> <tr> <td><input type="checkbox"/> Economic Strength</td> <td><input checked="" type="checkbox"/> Excellent Housing/Neighborhoods</td> </tr> <tr> <td><input type="checkbox"/> Equity and Affordability</td> <td><input type="checkbox"/> Strong Infrastructure/Public Services</td> </tr> <tr> <td><input type="checkbox"/> Opportunities for Play and Learning</td> <td><input type="checkbox"/> Engaged, Multi-Generational, Multi-Cultural Population</td> </tr> </table>				<input type="checkbox"/> Safe Community	<input type="checkbox"/> Diverse, Welcoming "Small-Town" Feel	<input type="checkbox"/> Economic Strength	<input checked="" type="checkbox"/> Excellent Housing/Neighborhoods	<input type="checkbox"/> Equity and Affordability	<input type="checkbox"/> Strong Infrastructure/Public Services	<input type="checkbox"/> Opportunities for Play and Learning	<input type="checkbox"/> Engaged, Multi-Generational, Multi-Cultural Population
<input type="checkbox"/> Safe Community	<input type="checkbox"/> Diverse, Welcoming "Small-Town" Feel										
<input type="checkbox"/> Economic Strength	<input checked="" type="checkbox"/> Excellent Housing/Neighborhoods										
<input type="checkbox"/> Equity and Affordability	<input type="checkbox"/> Strong Infrastructure/Public Services										
<input type="checkbox"/> Opportunities for Play and Learning	<input type="checkbox"/> Engaged, Multi-Generational, Multi-Cultural Population										

**BACKGROUND:** Consideration of approval of attached list of rental housing license applications

<b>RECOMMENDED MOTION:</b>
MOTION: Move to approve the items listed for rental housing license applications for November 27, 2023, in that they have met the requirements of the Property Maintenance Code.

**ATTACHMENT:**  
**Rental Occupancy Licenses for Approval – 11-27-23**





# COLUMBIA HEIGHTS

## PROPERTY MAINTENANCE

REDISCOVER THE HEIGHTS

Item 10.

825 41<sup>st</sup> Avenue NE • Columbia Heights, MN 55421 • Ph: (763) 706-8156 • Email: fireinspections@columbiaheightsmn.gov • heightsfire.com

### ***Rental Occupancy Licenses for Approval - 11/27/23***

LICENSEE	LICENSE ADDRESS	LICENSE INFORMATION
<i>*New License</i>		
Ajayi, Ajibola Residential Services LLC 11541 Pineridge Way N Dayton, MN 55327	4911 University Ave NE	23-0007062 Rental License Transfer Fee Number of licensed units: 11 \$50.00
Bedane, Tsegaye TW Property, LLC 6949 Edington Cir Shakopee, MN 55374	4657 Tyler St NE	23-0006773 Rental License [Over 3 Units] Number of licensed units: 4 \$338.00
Colvin, Eric 1323 Leonard Ave. Pasadena, CA 91107	3879 Polk St NE 3881 Polk NE St	23-0006052 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
<i>*New License</i>		
Cruz Hernandez, Vidal 4936 7th St NE Columbia Heights, MN 55421	4936 7th St NE	23-0007065 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
<i>*New License</i>		
Cumbe, Edison 1743 Karis Way Eagan, MN 55122	1314 45 1/2 Ave NE	23-0007064 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Dela, Aren 12550 Zest Street NE Blaine, MN 55449	4945 5th St NE	23-0006782 Family Exempt Rental License Number of licensed units: 1 \$225.00
Ficek, Scott Rental Management Guys, LLC 34 Thirteenth Ave NE#B002E Minneapolis, MN 55413	1225 43rd Ave NE	23-0006845 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Foix, Arthur 4456 Washington St NE Columbia Heights, MN 55421	4456 Washington St NE #Up Up/Down	23-0006592 Rental License [1 - 3 Units] Number of licensed units: 1 \$450.00
Gorelick, Todd Bridge SFR IV Seed Borrower, LLC 6836 Carnegie Blvd#300 Charlotte, NC 28211	4330 Washington St NE	23-0006912 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00

LICENSEE	LICENSE ADDRESS	LICENSE INFORMATION
Gurevich, Gregory RoTan LLC 4151 Paddock Ln Prosper, TX 75078	4408 4th St NE	23-0006921 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
<i>*New License</i>		
Haji, Kejela 656 Glenbrook Ave N Oakdale, MN 55128	1330 Pierce Ter NE	23-0007061 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Haugestuen, Ben Wolfpack Capital Investments LLC 6345 Compton Rd Fort Collins, CO 80525	228 40th Ave NE	23-0006854 Rental License [Over 3 Units] Number of licensed units: 8 \$426.00
Herman, Ross Pro Operam Sub X, LLC 3570 Lexington Ave N#202 Shoreview, MN 55126	4157 Washington St NE	23-0006892 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Kamran, Vivek 464 Lake Wabasso Ct Shoreview, MN 55126	2215 45th Ave NE	23-0006178 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Leet, Corey 819 89th Ave NW Coon Rapids, MN 55433	957 42nd Ave NE	23-0006976 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
MacDonald, Jason I.V.V. LLC 1845 Stinson Pkwy NE#212 Minneapolis, MN 55418	4041 Hayes St NE	23-0006733 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Modell, Paul Modell Proprties LLC 3441 Shore Dr Excelsior, MN 55331	3746 Stinson Blvd NE	23-0006860 Rental License [Over 3 Units] Number of licensed units: 17 \$624.00
Picken, Jennifer 4600 Jefferson St NE Columbia Heights, MN 55421	4600 Jefferson St NE Up/Down	23-0005961 Family Exempt Rental License Number of licensed units: 1 \$225.00
<i>*New License</i>		
Pillay, Rahul QZ Funding LLC 880 Northwood Blvd#3T Incline Village, NV 89451	4064 Reservoir Blvd NE	23-0007048 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Rudnitski, Kathleen 4618 4th St NE Columbia Heights, MN 55421	5117 Washington St NE 5115 Washington St NE	23-0006127 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Schaff, Nelia 1551 Woodside Court NE Fridley, MN 55432	1205 Cheery Ln NE 1203 Cheery Ln NE	23-0006843 Rental License [1 - 3 Units] Number of licensed units: 2 \$450.00

LICENSEE	LICENSE ADDRESS	LICENSE INFORMATION
Skelton, Patrick Robert John Properties, LLC 3215 Overlook Dr Bloomington, MN 55431	3925 3rd St NE	23-0006874 Rental License [Over 3 Units] Number of licensed units: 12 \$514.00
Sturdevant, Joseph 6182 Heather Circle NE Fridley, MN 55432	1043 Polk Pl NE Up/Down	23-0006523 Rental License [1 - 3 Units] Number of licensed units: 2 \$450.00
Sultana, Zehra Clifton Properties, LLC 8445 Center Dr Spring Lake Park, MN 55432	1206 Circle Terrace Blvd NE 1208 Circle Terrace Blvd NE	23-0005867 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Ukatu, Edward E&H Properties 685 Iona Lane Roseville, MN 55113	615 40th Ave NE	23-0006792 Rental License [Over 3 Units] Number of licensed units: 5 \$360.00
Verma, Rahul 4335 Galtier St Shoreview, MN 55126	1011 41st Ave NE #314	23-0006834 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Wang, Julia GS Properties LLC 4 Black Oak Road North Oaks, MN 55127	4609 University Ave NE	23-0006762 Rental License [Over 3 Units] Number of licensed units: 7 \$554.00
Windingstad, Daniel 4616 Taylor St NE Columbia Heights, MN 55421	4616 Taylor St NE Up/Down	23-0006763 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Yupa, Jose 1619 Buchanan St NE Minneapolis, MN 55413	4128 7th St NE	23-0006742 Rental License [1 - 3 Units] Number of licensed units: 1 \$450.00

**CITY COUNCIL MEETING**

AGENDA SECTION	CONSENT AGENDA
MEETING DATE	11/27/2023

ITEM:	License Agenda	
DEPARTMENT:	Community Development	BY/DATE: Mitchell Forney, 11-20-23
<b>CORE CITY STRATEGIES:</b>		
<input checked="" type="checkbox"/> Healthy and Safe Community		
<input type="checkbox"/> Thriving and Vibrant Destination Community		
<input type="checkbox"/> Equitable, Diverse, Inclusive, and Friendly		
<input type="checkbox"/> Strong Infrastructure and Public Services		
<input type="checkbox"/> Trusted and Engaged Leadership		
<input type="checkbox"/> Sustainable		

**BACKGROUND**

Attached is the business license agenda for the November 27, 2023, City Council meeting. This agenda consists of applications for 2023 & 2024: contractor licenses, tree service contractor's licenses, and message business and massage individual licenses.

At the top of the license agenda there is a phrase stating "\*Signed Waiver Form accompanied application", noting that the data privacy form has been submitted as required. If not submitted, certain information cannot be released to the public.

<b>RECOMMENDED MOTION(S):</b>
MOTION: Move to approve the items as listed on the business license agenda for November 27, 2023, as presented.

**ATTACHMENT(S):**

1. License Agenda 11-27-23

TO CITY COUNCIL NOVEMBER 27, 2023

\*Signed Waiver Form accompanied application

**Tree Services Contractors License – 2024**

*PRECISION LANDSCAPE AND TREE	50 S OWASSO BLVD, LITTLE CANADA, MN	\$80.00
*BIRCH TREE SERVICES	3100 SPRUCE ST, ST. PAUL, MN	\$80.00

**Massage Business/ Massage Individual Licenses- 2024**

*LIN XIUQING	4230 CENTRAL AVE, COLUMBIA HEIGHTS, MN	\$350.00
*FOOT AND BACK MASSAGE INC	4230 CENTRAL AVE, COLUMBIA HEIGHTS, MN	\$750.00

**Contractors License 2023 &2024**

*RTS MECHANICAL	725 TOWER DR, ST. PAUL, MN	\$80.00
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**CITY COUNCIL MEETING**

<b>AGENDA SECTION</b>	CONSENT AGENDA
<b>MEETING DATE</b>	NOVEMBER 27, 2023

<b>ITEM:</b>	<b>Review of Bills.</b>		
<b>DEPARTMENT:</b> Finance Department		<b>BY/DATE:</b> November 27, 2023	
<b>CORE CITY STRATEGIES:</b> <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i>			
<input type="checkbox"/> Healthy and Safe Community		<input type="checkbox"/> Thriving and Vibrant Destination Community	
<input type="checkbox"/> Equitable, Diverse, Inclusive, and Friendly		<input type="checkbox"/> Strong Infrastructure and Public Services	
<input checked="" type="checkbox"/> Trusted and Engaged Leadership		<input type="checkbox"/> Sustainable	

**BACKGROUND**

The Finance Department prepares a list of all payments made for approval of the Council.

**STAFF RECOMMENDATION**

Approve payments since previous City Council Meeting.

<b>RECOMMENDED MOTION(S):</b>
MOTION: Move that in accordance with Minnesota Statute 412.271, subd. 8 the City Council has reviewed the enclosed list to claims paid by check and by electronic funds transfer in the amount of \$1,740,458.84.

**ATTACHMENT(S):**

List of Claims

11/22/2023 11:27 AM  
User: heathers  
DB: Columbia Heights

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS  
CHECK DATE FROM 11/10/2023 - 11/22/2023

Page 1 / 28

Item 12.

Check Date	Bank	Check #	Invoice	Payee	Description	GL #	Amount
11/10/2023	MAIN	880 (E)	01162Q	WELLS FARGO CREDIT CARD	CANDY-TRUCK OR TREAT	101.0000.20815	(193.66)
		880 (E)	111-7944323-914902		1 - 1500 VA SMART UPS FOR TV3	101.0000.20815	(58.98)
		880 (E)	02825Q		MATERIALS-BOARD UP 941 44TH	101.0000.20815	1.83
		880 (E)	112-1049806-993146		CANDY, TABLE CLOTH-TRUCK OR TREAT	101.0000.20815	(2.24)
		880 (E)	01238Q		CANDY-FD OPEN HOUSE, PRIZES, CANDY-T	101.0000.20815	(9.38)
		880 (E)	02328		JACOBS-FACTORS AND ACTORS FORUM	101.1110.43105	58.00
		880 (E)	112-0681175-063862		TRUCK OR TREAT GAME - PLINKO	101.1110.44376	34.79
		880 (E)	00000068		COOKIES-YOUTH COMMISSION	101.1110.44380	14.60
		880 (E)	1273387802		BOOK-YOUTH COMMISSION	101.1110.44380	14.00
		880 (E)	AB03144604710CUS		1 YR SUBSCRIPTION ADOBE ACROBAT-ADM	101.1320.44030	256.97
		880 (E)	354137		WEBINAR 8HRS 10/23/23 - KLOIBER	101.1510.43105	375.00
		880 (E)	3125785		WEBINAR 4 HOURS 11/02/23 - KLOIBER	101.1510.43105	135.00
		880 (E)	39903379518		LODGING-BS&A CONF SPLINTER, SCHIRMER	101.1510.43320	2,122.15
		880 (E)	111-3677895-157782		2 REAMS HVYWT PAPER-BROCHURES	101.2100.42000	51.94
		880 (E)	111-5667185-988740		A-Z EXPANDING FILE-PARKING PERMIT A	101.2100.42000	15.00
		880 (E)	111-6845104-084744		C BATTERIES, TRIFOLD BROCHURE PAPER	101.2100.42000	46.45
		880 (E)	111-9607586-102420		INTELLIGENT FLIGHT BATTERIES-DRONE	101.2100.42012	1,928.00
		880 (E)	01162Q		CANDY-TRUCK OR TREAT	101.2100.42170	2,652.82
		880 (E)	112-2728564-706666		SAFETY GLASSES-GUN RANGE	101.2100.42171	75.75
		880 (E)	112-6602456-037784		SOFT FOAM EAR PLUGS	101.2100.42171	29.98
		880 (E)	SO-6735349		13 SETS OF PARTS-RIFLE REPAIR	101.2100.42171	804.93
		880 (E)	092023		FRAME-STAFF AND COMMAND PROGRAM-NOL	101.2100.42171	81.77
		880 (E)	111-0059924-567624		LYSOL SPRAY, SANITIZING WIPES	101.2100.42171	25.56
		880 (E)	59750269		11 BOLT CATCH FOR AR-15	101.2100.42171	172.45
		880 (E)	112-8272855-813946		CABINET HIINGE REPAIR BRACKETS	101.2100.42171	17.99
		880 (E)	112-7009554-607864		AIR FRESHENERS	101.2100.42171	61.23
		880 (E)	112-7901759-132265		FLASHLIGHT BATTERY-OF CR MILLER	101.2100.42171	27.99
		880 (E)	05-726		DONUTS-MTG W/ANOKA CO CHIEFS EMBEDD	101.2100.42175	22.70
		880 (E)	00000018		DONUTS-ANOKA CO ATTORNEY UPDATE TRN	101.2100.42175	50.00
		880 (E)	00000063		DONUTS-1ST AID TRAINING	101.2100.42175	13.20
		880 (E)	092123 CUB		COOKIES-1ST AID TRAINING	101.2100.42175	16.99
		880 (E)	00614Q		ETHICS & INTEGRITY IN SUPVN-MARKHAM	101.2100.43105	250.00
		880 (E)	00985Q		ETHICS & INTEGRITY IN SUPVN-FARAH	101.2100.43105	250.00
		880 (E)	01170Q		ETHICS AND INTEGRITY TRNG-VAUGHN	101.2100.43105	250.00
		880 (E)	01138Q		ETHICS AND INTEGRITY TRNG-TOMBERS	101.2100.43105	250.00
		880 (E)	01214Q		LEADING POLICE ORGANIZATIONS TRNG-U	101.2100.43105	995.00
		880 (E)	9065 REFUND		PARTIAL REFUND MARKHAM IACP CONF RE	101.2100.43105	(250.00)
		880 (E)	37003		LUNCH-MENTAL HEALTH SUMMIT MARKHAM,	101.2100.43310	81.89
		880 (E)	2296		LUNCH-MENTAL HEALTH SUMMIT MARKHAM,	101.2100.43310	48.66
		880 (E)	092123 CP		CHARGING-2021 FORD MACH 3	101.2100.43310	6.18
		880 (E)	5354		LUNCH-STAFF AND COMMAND TRNG NOLL	101.2100.43310	
		880 (E)	60		LUNCH-STAFF AND COMMAND TRNG NOLL	101.2100.43310	

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		880 (E)	140584		LUNCH-STAFF AND COMMAND TRNG NOLL	101.2100.43310	14.46
		880 (E)	100923		DINNER MTG ANOKA CO SWAT-AUSTIN & S	101.2100.43310	56.51
		880 (E)	662398		LODGING-FBI NAA CONFERENCE	101.2100.43320	164.64
		880 (E)	46667130		CREDIT AIRLINE TICKET-MARKHAM IACP	101.2100.43320	(617.21)
		880 (E)	46667130		CREDIT AIRLINE TICKET-MARKHAM IACP	101.2100.43320	(320.59)
		880 (E)	360670		CLOUD SVCS-PD SECURE KEYBOX	101.2100.44030	560.00
		880 (E)	20231006-000723		TIME IQ SUBSC 1006-110523	101.2100.44030	78.00
		880 (E)	13227758		AD BOOSTING RECORDS TECH JOB POST	101.2100.44300	9.32
		880 (E)	170225206		LICENSE TABS #8166	101.2100.44310	0.33
		880 (E)	926		ROTARY DUES-CAPT JOHNSTON	101.2100.44330	167.00
		880 (E)	170225206		LICENSE TABS #8166	101.2100.44390	15.25
		880 (E)	112-0799103-775305		GREEN PRINTER PAPER	101.2200.42000	19.84
		880 (E)	2802 00097 66486		MISTING FAN	101.2200.42010	71.76
		880 (E)	301573		HEAVY DUTY HOSE STRAP	101.2200.42010	35.09
		880 (E)	6233761		REFUND-PURCHASE OF FAN	101.2200.42010	(59.00)
		880 (E)	112-7009554-607864		AIR FRESHENERS	101.2200.42171	61.23
		880 (E)	184109		HAY BAILS FOR LIVE BURN	101.2200.42171	185.31
		880 (E)	112-3076526-101945		TRAUMA SHEARS	101.2200.42171	8.98
		880 (E)	36131		COVID-19 TESTING KITS	101.2200.42171	166.55
		880 (E)	112-2346662-775945		BOOTS	101.2200.42172	161.95
		880 (E)	D-0000144324		PORT-A-POTTY RENTAL FOR LIVE BURN	101.2200.43050	279.00
		880 (E)	01041Q		CLASS A UNIFORMS CLEANING	101.2200.43050	195.67
		880 (E)	6244		MSFCA 2023 CONFERENCE-CT, KP	101.2200.43105	775.00
		880 (E)	421829		MSFDA CONFERENCE LODGING KM	101.2200.43105	213.68
		880 (E)	424962		REFUND AMEM 2023 CONFERENCE LODGING	101.2200.43320	(205.00)
		880 (E)	2566352716		CREATIVE CLOUD SUBSC 1YR	101.2200.44030	599.88
		880 (E)	PO2001086235		CARBON FILTER Z3000-01	101.3100.42171	29.00
		880 (E)	200005813		MN GIS/LIS WORKSHOP CREDIT ZEHA VI	101.3100.43105	(100.00)
		880 (E)	42070539		2023 MN FALL MAINTENANCE EXPO	101.3121.43105	210.00
		880 (E)	364948		EXCEL 2019 ON-DEMAND CULLEN	101.3121.43105	165.00
		880 (E)	87A891F4-0002		CHATGPT PLUS 1007-110723	101.3121.44330	20.00
		880 (E)	112-7899451-946425		SOFTBALL PANTS	101.5001.42171	159.92
		880 (E)	112-2755862-44162C		GNOME KITS,ARCHWAY,RUBBER DUCKS-TRU	101.5004.42170	16.99
		880 (E)	01238Q		CANDY-FD OPEN HOUSE,PRIZES, CANDY-T	101.5004.42170	49.00
		880 (E)	113-1945012-949782		PRIZES-TURCK OR TREAT	101.5004.42171	26.98
		880 (E)	113-0768008-644903		CARD GAME-YOUTH PROGRAMS	101.5004.42171	7.99
		880 (E)	113-5955164-818425		TABLE CLOTH & CARD GAME-YOUTH PROGR	101.5004.42171	14.04
		880 (E)	01238Q		CANDY-FD OPEN HOUSE,PRIZES, CANDY-T	101.5004.42175	128.49
		880 (E)	112-1049806-993146		CANDY, TABLE CLOTH-TRUCK OR TREAT	101.5004.44378	36.31
		880 (E)	112-2755862-44162C		GNOME KITS,ARCHWAY,RUBBER DUCKS-TRU	101.5004.44378	80.89
		880 (E)	113-1945012-949782		PRIZES-TURCK OR TREAT	101.5004.44378	
		880 (E)	113-5955164-818425		TABLE CLOTH & CARD GAME-YOUTH PROGR	101.5004.44378	



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		880 (E)	113-0732768-306504		YELLOW CARDSTOCK 320 SHEETS	101.5040.42171	17.49
		880 (E)	01208Q		SENIORS BIRTHDAY CLUB CAKE	101.5040.42175	15.49
		880 (E)	39		LUNCH-SENIOR OUTING	101.5040.44200	7.71
		880 (E)	36		LUNCH-SENIOR OUTING	101.5040.44200	8.34
		880 (E)	68		LUNCH-SENIOR OUTING	101.5040.44200	12.34
		880 (E)	00168177		LUNCH-SENIOR OUTING	101.5040.44200	15.28
		880 (E)	14544908		11 SENIOR TICKETS-MN ARBORETUM	101.5040.44200	132.00
		880 (E)	14559262		ONE TICKET MN ARBORETUM	101.5040.44200	15.00
		880 (E)	2023-09-5865/1		LUNCH-SENIOR OUTING	101.5050.44200	19.27
		880 (E)	114-0595183-22410C		REARVIEW BACKUP CAMERA TRACKED SKID	101.5200.42010	207.32
		880 (E)	114-7211838-682422		FLEDBAG BIG BAG DISPENSER	101.5200.42171	265.00
		880 (E)	364948		EXCEL 2019 ON-DEMAND CULLEN	101.5200.43105	165.00
		880 (E)	9025250		WHITE GAS FOR SMALL ENGINES	101.5200.43830	69.90
		880 (E)	169500876		95 GAL WHEELED TRASH CANS	101.6102.42171.2013	651.11
		880 (E)	MC18083609		MAILCHIMP SUBSC - 0923	225.9844.44030	26.50
		880 (E)	44777410		SURVEYMONKEY FOR 2023-24	225.9844.44330	468.00
		880 (E)	0403445		YOUTH PROGRAM SUPPLIES	240.5500.42170	80.99
		880 (E)	092523		VOLUNTEER RECOGNITION TREATS	240.5500.44375	112.90
		880 (E)	02825Q		MATERIALS-BOARD UP 941 44TH	408.6414.42010	25.67
		880 (E)	111-5906086-526502		PROX CARD BADGE HOLE PUNCH	411.9999.42000.1911	13.99
		880 (E)	112-4240356-413703		NOTEBOOK	411.9999.42000.1911	13.59
		880 (E)	111-8324649-746826		USB TO HDMI ADAPTER-CENTRAL PLACE	411.9999.42011.1911	14.49
		880 (E)	111-3056498-115062		USB-C TO USB-A ADAPTERS FOR CLICKSH	411.9999.42012.1911	10.79
		880 (E)	09-10540-42818		USB-C HUB HDMI ADAPTER FOR CENTRAL	411.9999.42012.1911	16.95
		880 (E)	114-3759196-279301		SCOTCH TAPE-COMMUNITY ROOM	411.9999.42171.1911	10.48
		880 (E)	3977029703		DISPLAY CASE FOR COMMUNITY ROOM	411.9999.42171.1911	322.16
		880 (E)	112-3123975-748746		PLASTIC BINS,TEAS	411.9999.42171.1911	83.35
		880 (E)	112-9659275-609941		WOODEN HANGERS, TEA BOX	411.9999.42171.1911	91.32
		880 (E)	112-5146473-06130C		DRY MOP REFILLS	411.9999.42171.1911	9.79
		880 (E)	112-1665393-418023		DESK MAT, AIR FRYER LINERS	411.9999.42171.1911	28.99
		880 (E)	112-6619704-413625		AIR FRYER LINERS	411.9999.42171.1911	9.96
		880 (E)	112-6388592-252826		DIGITAL TIMER	411.9999.42171.1911	8.44
		880 (E)	112-3123975-748746		PLASTIC BINS,TEAS	411.9999.42175.1911	51.87
		880 (E)	MVS00JH7FL		CRESTRON APP FOR COUNCIL CHAMBERS	411.9999.44030.1911	99.99
		880 (E)	MVS00JH7FL		CRESTRON APP FOR COUNCIL CHAMBERS	411.9999.44390.1911	8.12
		880 (E)	112-4801500-314182		IPHONE SCREEN PROTECTORS	601.9600.42171	3.50
		880 (E)	112-4801500-314182		IPHONE SCREEN PROTECTORS	602.9600.42171	3.49
		880 (E)	364948		EXCEL 2019 ON-DEMAND CULLEN	602.9600.43105	165.00
		880 (E)	756640		WATER RESOURCES CONFERENCE LETSCHE	604.9600.43105	325.00
		880 (E)	CG5ZJ6YZ5H		THREE SPIRITS BLURRED VINES ORDER	609.0000.14500	690.00
		880 (E)	CG5ZJ6YZ5H		THREE SPIRITS BLURRED VINES ORDER	609.9791.42199	
		880 (E)	111-7944323-914902		1 - 1500 VA SMART UPS FOR TV3	609.9793.42011	

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		880 (E)	42070539		2023 MN FALL MAINTENANCE EXPO	701.9950.43105	60.00
		880 (E)	458825		COMMERCIAL VEH INSPECTOR RECERT OVE	701.9950.44390	110.00
		880 (E)	111-4436471-623060		10 OF SANDISK 64GB FLASH DRIVE	720.9980.42010	117.70
		880 (E)	1CCH3NL		ACCESS POINT MOUNTS-NETWORK UPGRADE	720.9980.42010	301.64
		880 (E)	111-0995660-904504		1 - 8 PORT NETGEAR SWITCH	720.9980.42012	18.99
		880 (E)	111-7969601-780342		3 - 7FT 10 PK CAT6A CABLES FOR IT	720.9980.42012	85.47
		880 (E)	111-3003592-830340		1 TB SSD FOR SERVER	720.9980.42012	34.99
		880 (E)	111-3095572-804826		USB-A TO USB-C CABLES	720.9980.42012	5.59
		880 (E)	111-0995660-904504		RETURN-8 PORT NETGEAR SWITCH FOR IT	720.9980.42012	(18.99)
		880 (E)	111-8895984-524101		THERMAL PASTE	720.9980.42171	9.98
		880 (E)	53GBY-079585148		PASSWORD/DATA VAULT-13 USERS	720.9980.44030	905.00
		880 (E)	20104762103		YOUTH BASEBALL PANTS	881.5000.42170	117.54
							21,207.53
11/16/2023	MAIN	197001	22310302	A DYNAMIC DOOR CO INC	DOOR #4 REPAIR-FIRE DEPT	101.2200.44020	1,717.18
11/16/2023	MAIN	197002	419-21461639	AEP ENERGY INC	110623 SOLAR POWER	101.2100.43810	438.07
		197002	419-21461639		110623 SOLAR POWER	101.2200.43810	438.07
		197002	419-21461639		110623 SOLAR POWER	240.5500.43810	1,899.90
		197002	419-21461639		110623 SOLAR POWER	701.9950.43810	975.91
							3,751.95
11/16/2023	MAIN	197003	76300	AID ELECTRIC SERVICE INC	TROUBLESHOOT/REPAIR CARD READERS/GA	101.2100.44000	6,530.45
11/16/2023	MAIN	197004	17777	AM CRAFT SPIRITS SALES& MRK	110123 INV	609.0000.14500	33.65
		197004	17777		110123 INV	609.9791.42199	3.00
							36.65
11/16/2023	MAIN	197005	185216	AMERICAN FLAGPOLE AND FLAG	FLAG POLE REPAIR-PSB	101.2100.44020	215.50
		197005	185216		FLAG POLE REPAIR-PSB	101.2200.44020	215.50
		197005	185217		FLAG POLE REPAIR-GAUVITTE PARK	101.5200.44000	277.48
							708.48
11/16/2023	MAIN	197006	2500344536	ARAMARK UNIFORM & CAREER AP	1103123 MOPS,MATS,TOWELS	609.9791.44020	102.96
		197006	2500340521		102423 MOPS,MATS,TOWELS	609.9791.44020	102.96
		197006	2500348538		110723 MOPS,MATS,TOWELS	609.9791.44020	102.96
		197006	2500342279		102623 MOPS,MATS,TOWELS	609.9792.44020	109.56
		197006	2500346172		110223 MOPS,MATS,TOWELS	609.9792.44020	109.56
		197006	2500342223		102623 MOPS,MATS,TOWELS	609.9793.44020	72.24
		197006	2500346119		110223 MOPS,MATS,TOWELS	609.9793.44020	72.24
							672.48
11/16/2023	MAIN	197007	322251	ASPEN MILLS, INC.	PANTS, JACKET, PATCH OFCR MONBERG	101.2100.42172	3
		197007	322421		PANTS, POLOS, JACKET, EMBROIDERY, B	101.2100.42172	8

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		197007	322566		CUFF/MAG HOLDER	101.2100.42172	46.95
							1,206.68
11/16/2023	MAIN	197008	287307857001110320	AT&T MOBILITY II, LLC	102523 287307857001	601.9600.43211	11.34
		197008	287307857001110320		102523 287307857001	602.9600.43211	11.34
		197008	287307857001110320		102523 287307857001	604.9600.43211	11.33
							34.01
11/16/2023	MAIN	197009	269326	BARNA GUZY & STEFFEN LTD	3989 CENTRAL LEGAL SERVICES	411.9999.43050.1911	1,315.00
11/16/2023	MAIN	197010	INV003250	CANVAS HEALTH INC	EMBEDDED MENTAL HEALTH SVCS 0823	272.2100.43050	9,986.38
		197010	INV003291		EMBEDDED MENTAL HEALTH SVCS 0923	272.2100.43050	13,477.36
							23,463.74
11/16/2023	MAIN	197011	4012766-01	CARLIN SALES CORP	FERTILIZER	101.6102.42171	254.06
11/16/2023	MAIN	197012	10802324-3	CENTERPOINT ENERGY	110623 10802324-3	101.5200.43830	23.76
		197012	5467671-3		110623 5467671-3	101.5200.43830	15.00
		197012	5452216-4		110623 5452216-4	101.5200.43830	15.00
		197012	10570341-7		110623 10570341-7	240.5500.43830	589.32
		197012	6403204114-3		110623 6403204114-3	411.9999.43830.1911	15.00
		197012	1129887-7		110623 1129887-7	602.9600.43830	22.01
		197012	9644621-6		110623 9644621-6	602.9600.43830	15.88
		197012	6402970054-5		110623 6402970054-5	609.9793.43830	29.69
							725.66
11/16/2023	MAIN	197013	7637880290045	CENTURYLINK	111423 763 788-0290 045	609.9792.43210	20.06
11/16/2023	MAIN	197014	449919-01	CHAMBERLAIN OIL COMPANY INC	SNOW BROOM	701.9950.42171	25.00
11/16/2023	MAIN	197015	4172567449	CINTAS INC	TOWELS, AIR FRESH 110123	101.2100.44020	50.00
		197015	4172783249		UNIFORM RENTAL 110223	701.9950.42172	31.99
							81.99
11/16/2023	MAIN	197016	14120	CITY OF COON RAPIDS	PLASTIC & STYROFOAM RECYCLING 0723-	603.9530.42920	500.00
11/16/2023	MAIN	197017	726638	CITY WIDE WINDOW SERVICE INC	WINDOW CLEANING-1023	240.5500.44020	128.00
11/16/2023	MAIN	197018	193604122	CLASSIC COLLISION LLC	REPAIR TRUCK #0181	884.5200.42281	1,264.00
11/16/2023	MAIN	197019	T853287	CORE & MAIN LP	WATER METER	601.9600.42990	2,306.18
		197019	T845923		WATER METER	601.9600.42990	1,577.76
							3,883.94
11/16/2023	MAIN	197020	0134458-IN	EARL F ANDERSEN INC	YIELD SIGNS	101.3170.42171	1
11/16/2023	MAIN	197021	1090	EHLERS & ASSOCIATES INC	NE BUSINESS CENTER REDEVELOPMENT	392.7000.43050	450.00

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11/16/2023	MAIN	197022	MNSPR190286	FASTENAL COMPANY	COTTER PINS	101.3121.42171	4.39
11/16/2023	MAIN	197023	INV03084	FRIDLEY/CITY OF	MORITZ POND ALGAE TREATMENT	604.9600.43050	1,202.36
11/16/2023	MAIN	197024	3100310	GOPHER STATE ONE CALL INC	CALL OUT TICKETS	601.9600.43050	135.90
		197024	3100310		CALL OUT TICKETS	602.9600.43050	135.90
		197024	3100310		CALL OUT TICKETS	604.9600.43050	135.90
							407.70
11/16/2023	MAIN	197025	MN00136684	GRAPE BEGINNINGS INC	092123 INV/DEL	609.0000.14500	2,446.00
		197025	MN00136684		092123 INV/DEL	609.9791.42199	13.50
							2,459.50
11/16/2023	MAIN	197026	56531-00	HANCO CORP.	AIR GAUGE, INFLATOR GAUGE	701.9950.42010	416.68
11/16/2023	MAIN	197027	1035	HAULSTAR	YARD WASTE 1023	603.9510.42930	20,568.00
11/16/2023	MAIN	197028	659010	HOHENSTEINS INC	102723 INV	609.0000.14500	4,955.55
11/16/2023	MAIN	197029	421516	HOME DEPOT #2802	GREASE GUN	101.3121.42010	229.00
		197029	2024793		HAMMERS	101.3121.42171	42.94
		197029	3025047		ANTI-FREEZE, HDMI CABLE	101.5200.42171	40.86
		197029	5011913		DRAIN, TEE, ADAPTER	601.9600.42171	23.66
							336.46
11/16/2023	MAIN	197030	S500007606	HORWITZ INC	A/C REPAIR-PSB IT ROOM	101.2100.44020	178.55
		197030	S500007606		A/C REPAIR-PSB IT ROOM	101.2200.44020	178.55
		197030	S500008330		A/C REPAIR-MSC	701.9950.44020	346.01
							703.11
11/16/2023	MAIN	197031	IN4326426	INNOVATIVE OFFICE SOLUTIONS	DISH SOAPS, SHARPIES, POST IT NOTES	411.9999.42000.1911	14.05
		197031	IN4327427		BINDER POCKETS	411.9999.42000.1911	9.30
		197031	IN4326426		DISH SOAPS, SHARPIES, POST IT NOTES	411.9999.42171.1911	22.90
		197031	IN4328927		PLASTIC KNIVES	411.9999.42171.1911	4.35
		197031	IN4332018		PLEDGE CLEANER	411.9999.42171.1911	36.45
							87.05
11/16/2023	MAIN	197032	S103013838.001	J H LARSON ELECTRIC COMPANY	LIGHT BULBS	101.3160.42171	204.14
		197032	S103013838.002		LIGHT BULBS	101.3170.42171	204.14
		197032	S103025715.001		RTN LIGHT BULBS	101.3170.42171	(204.14)
		197032	S103013838.001		LIGHT BULBS	101.5200.42171	427.56
							631.70
11/16/2023	MAIN	197033	2313060-F3	J. BECHER & ASSOC INC	WIRE AERATORS-SILVER LK 0923	101.5200.44000	2,376.04
		197033	2313060-F2		WIRE AERATORS-SILVER LK 0823	101.5200.44000	2,092.04

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		197033	2313060-F1		WIRE AERATORS-SILVER LK 0723	101.5200.44000	1,590.12
							6,073.31
11/16/2023	MAIN	197034	176772	KENNEDY & GRAVEN	ALATUS LOAN MODIFICATION	393.7000.43050	310.00
11/16/2023	MAIN	197035	11142674	LANGUAGELINE SOLUTIONS	LANGUAGE LINE 1023	101.2100.43250	265.74
11/16/2023	MAIN	197036	55212	LIONBRIDGE TECHNOLOGIES, LLC	TRANSLATION SVCS 1023	101.2100.43250	1,354.74
11/16/2023	MAIN	197037	126991	LVC COMPANIES INC	INSTALL & PROGRAM CELL DIALER-TV2	609.9792.44020	1,870.00
11/16/2023	MAIN	197038	72IA305267	MAGNACHARGE BATTERY USA	12 VOLT BATTERIES	701.0000.14120	381.88
11/16/2023	MAIN	197039	24773809	MANSFIELD OIL COMPANY	1399 GAL DYED DIESEL FUEL	701.0000.14110	4,973.40
		197039	24773807		3000 GAL UNLEADED FUEL	701.0000.14110	7,256.53
							12,229.93
11/16/2023	MAIN	197040	2437	MARIE RIDGEWAY LICSW LLC	THERAPY SESSIONS, MANDATORY CHECK-I	101.2100.43050	1,680.00
11/16/2023	MAIN	197041	40546052	MARTIN MARIETTA MATERIALS,	MV4 WEAR ASPHALT	101.3121.42160	1,796.86
		197041	40489968		MV4 WEAR ASPHALT	101.3121.42160	361.80
		197041	40198885		MV4 WEAR ASPHALT	101.3121.42160	737.91
		197041	40282379		MV4 WEAR ASPHALT	101.3121.42160	958.91
		197041	40561222		MV4 WEAR ASPHALT	101.3121.42160	167.94
		197041	40216500		MV4 WEAR ASPHALT	101.3121.42160	1,127.58
		197041	40198909		MV4 WEAR ASPHALT	101.3121.42160	640.49
		197041	40299377		MV4 WEAR ASPHALT	101.3121.42160	924.74
		197041	40333340		MV4 WEAR ASPHALT	101.3121.42160	338.06
		197041	40269149		MV4 WEAR ASPHALT	101.3121.42160	524.89
		197041	40315733		MV4 WEAR ASPHALT	101.3121.42160	1,105.04
		197041	40233653		MV4 WEAR ASPHALT	101.3121.42160	784.43
							9,468.65
11/16/2023	MAIN	197042	102023	MATTSON/TOM	MEALS 101923-102023	101.2200.43320	45.90
11/16/2023	MAIN	197043	017846	MCCLELLAN SALES INC	GEAR SHIELD OIL	101.3121.42171	332.94
		197043	017963		RESCUE BLADE, MONSTER BLADE	601.9600.42171	222.50
		197043	017550		GLOVES, LINERS	601.9600.42173	309.72
		197043	017963		RESCUE BLADE, MONSTER BLADE	602.9600.42171	222.50
		197043	017550		GLOVES, LINERS	602.9600.42173	309.72
							1,397.38
11/16/2023	MAIN	197044	IN-5389	MEGA BEER LLC	110123 INV	609.0000.14500	260.00
11/16/2023	MAIN	197045	97599	MENARDS CASHWAY LUMBER-FRID	CEILING TILE, TILE CUTTER	101.2100.42171	
		197045	97603		CEILING TILE	101.2100.42171	

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		197045	97599		CEILING TILE, TILE CUTTER	101.2200.42171	52.05
		197045	97603		CEILING TILE	101.2200.42171	15.88
		197045	97974		DRIVEWAY MARKERS	101.3121.42171	398.00
		197045	97927		COUPLING	101.3121.42171	1.29
		197045	97877		SOCKET, WRENCH	101.3121.42171	51.95
		197045	98107		SPRAY PAINT, STENCIL KIT, SHARPIE	101.3121.42171	20.43
		197045	98281		FROG TAPE, SPRAY PAINT	101.3121.42171	15.96
		197045	98095		LINKS	101.3121.42171	11.68
		197045	98434		SHARPIE, SPRAY PAINT	101.3121.42171	12.47
		197045	98270		SPRAY PAINT	101.3170.42171	14.88
		197045	97989		FLAT STEEL	101.3170.42171	14.98
		197045	98046		WASHERS	101.3170.42171	12.46
		197045	98041		WEDGE ANCHORS	101.5200.42171	33.99
		197045	98380		FERTILIZER, NOZZLE, PAILS	101.6102.42171	52.54
		197045	98950		ADHEASIVE, BOW	601.9600.42171	9.13
							785.63
11/16/2023	MAIN	197046	1560	METRO-INET	IT SUPPORT 1123	101.2100.44030	282.00
11/16/2023	MAIN	197047	800031	MIDWAY FORD	TAIL LIGHT ASSEMBLY	701.0000.14120	513.83
		197047	800030		SPARK PLUGS, FILTERS	701.0000.14120	136.15
							649.98
11/16/2023	MAIN	197048	110623	MINNEAPOLIS FINANCE DEPT.	WATER PURCHASE 1023	601.9400.42990	140,870.94
11/16/2023	MAIN	197049	171421	MINNEAPOLIS SAW CO INC	POLE SAW BLADE	101.6102.42171	59.95
11/16/2023	MAIN	197050	129983	MINNESOTA PETROLEUM SRVC INC	ROTARY BARREL PUMP	101.3121.42010	146.46
11/16/2023	MAIN	197051	21-3	NICK'S TREE SERVICE INC	TREE REMOVAL 030923	101.6102.44000	34,986.00
		197051	21-3		TREE REMOVAL 030923	402.9999.43050.2110	6,500.00
		197051	21-3		TREE REMOVAL 030923	415.9999.43050.2007	1,360.00
							42,846.00
11/16/2023	MAIN	197052	102023	O'BRIEN/DAN	MEALS 101823-102023	101.2200.43320	123.78
11/16/2023	MAIN	197053	339381901001	OFFICE DEPOT	COPY PAPER, PENS, NOTEBOOKS	101.2100.42000	148.50
		197053	333002596001		TEA BAGS, POST IT NOTES, BLEACH, CO	411.9999.42000.1911	55.65
		197053	339124889001		COPY PAPER, NOTEBOOKS, DRY ERASE BO	411.9999.42000.1911	73.72
		197053	333002596001		TEA BAGS, POST IT NOTES, BLEACH, CO	411.9999.42171.1911	7.18
		197053	333002596001		TEA BAGS, POST IT NOTES, BLEACH, CO	411.9999.42175.1911	11.18
							296.23
11/16/2023	MAIN	197054	0001628942	ON SITE SANITATION INC	SATELLITE RENT-OSTRANDER	101.5200.44100	
		197054	0001628941		SATELLITE RENT-LOMIANKI	101.5200.44100	

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		197054	0001628940		SATELLITE RENT-HUSET	101.5200.44100	368.00
		197054	0001628939		SATELLITE RENT-HUSET	101.5200.44100	136.00
		197054	0001628933		SATELLITE RENT-HUSET	101.5200.44100	220.00
		197054	0001628938		SATELLITE RENT-PRESTEMON	101.5200.44100	68.00
		197054	0001628937		SATELLITE RENT-LABELLE	101.5200.44100	62.00
		197054	0001628936		SATELLITE RENT-KEYES	101.5200.44100	62.00
		197054	0001628935		SATELLITE RENT-SULLIVAN	101.5200.44100	220.00
		197054	0001628934		SATELLITE RENT-MCKENNA	101.5200.44100	136.00
		197054	0001636708		OVERPAYMENT-PRESTEMON	101.5200.44100	(51.00)
		197054	0001636709		OVERPAYMENT-LOMIANKI	101.5200.44100	(51.00)
							<hr/> 1,306.00
11/16/2023	MAIN	197055	992806341	POPP.COM INC	102623 -10013121	101.0000.20815	(4.46)
		197055	992806341		102623 -10013121	101.1110.43210	4.77
		197055	992807461		103123 -10010429	101.1110.43210	32.23
		197055	992806341		102623 -10013121	101.1320.43210	30.50
		197055	992807461		103123 -10010429	101.1320.43210	32.23
		197055	992806341		102623 -10013121	101.1510.43210	57.38
		197055	992807461		103123 -10010429	101.1510.43210	12.85
		197055	992806341		102623 -10013121	101.1940.43210	0.84
		197055	992807461		103123 -10010429	101.1940.43210	90.33
		197055	992806341		102623 -10013121	101.2100.43210	127.88
		197055	992806341		102623 -10013121	101.2200.43210	56.00
		197055	992806341		102623 -10013121	101.3100.43210	72.53
		197055	992806341		102623 -10013121	101.3121.43210	4.33
		197055	992806341		102623 -10013121	101.5000.43210	48.50
		197055	992807461		103123 -10010429	101.5000.43210	11.74
		197055	992806341		102623 -10013121	101.5129.43210	0.74
		197055	992807461		103123 -10010429	101.5129.43210	50.50
		197055	992806341		102623 -10013121	101.5200.43210	2.86
		197055	992806341		102623 -10013121	204.6314.43210	40.66
		197055	992807461		103123 -10010429	204.6314.43210	12.85
		197055	992806341		102623 -10013121	240.5500.43210	26.79
		197055	992808441		110423 - 10013125	601.9600.43210	13.60
		197055	992806341		102623 -10013121	601.9600.43210	6.15
		197055	992808441		110423 - 10013125	602.9600.43210	13.60
		197055	992808441		110423 - 10013125	604.9600.43210	13.59
		197055	992806341		102623 -10013121	609.9791.43210	32.13
		197055	992806341		102623 -10013121	609.9792.43210	23.58
		197055	992806341		102623 -10013121	609.9793.43210	4.34
		197055	992806341		102623 -10013121	701.9950.43210	
		197055	992806341		102623 -10013121	720.9980.43210	

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		197055	992807461		103123 -10010429	720.9980.43210	12.85
							861.73
11/16/2023	MAIN	197056	IN200-1045384	PRECISE MRM LLC	DATA PLAN 0923	101.3121.43250	100.00
		197056	IN200-1045384		DATA PLAN 0923	101.5200.43250	60.00
		197056	IN200-1045384		DATA PLAN 0923	601.9600.43250	20.00
		197056	IN200-1045384		DATA PLAN 0923	602.9600.43250	20.00
							200.00
11/16/2023	MAIN	197057	319732519	PREMIUM WATERS INC	103123 COOLER RENTAL	101.0000.20815	(0.34)
		197057	319732517		103123 COOLER RENTALS	101.0000.20815	(0.68)
		197057	319732518		103123 COOLER RENTAL	101.0000.20815	(0.34)
		197057	319724762		102723 WATER	609.9791.42171	14.58
		197057	319732517		103123 COOLER RENTALS	609.9791.42171	9.32
		197057	319719449		102523 WATER	609.9792.42171	14.58
		197057	319732518		103123 COOLER RENTAL	609.9792.42171	4.66
		197057	319732519		103123 COOLER RENTAL	609.9793.42171	4.66
		197057	319633683		COOLER RENTAL 0923	701.9950.42171	4.32
		197057	319644933		091123 WATER	701.9950.42171	47.00
		197057	319685240		COOLER RENTAL 1023	701.9950.42171	4.32
		197057	319738560		COOLER RENTAL 1123	701.9950.42171	4.32
		197057	319747684		LATE PAYMENT FEE	701.9950.42171	10.00
		197057	319752210		BOTTLE REFUND	701.9950.42171	(108.00)
							8.40
11/16/2023	MAIN	197058	0010637	ROHN INDUSTRIES INC	SHREDDING 102323	101.1410.44000	17.73
11/16/2023	MAIN	197059	8106384361	SCHINDLER ELEVATOR CORP INC	PREVENT MAINT 1123 PSB	101.2100.44020	77.28
		197059	8106384361		PREVENT MAINT 1123 PSB	101.2200.44020	77.27
		197059	8106377770		PREVENT MAINT 1023	609.9791.44020	192.46
							347.01
11/16/2023	MAIN	197060	164660	SHARROW LIFTING PRODUCTS	CABLE	701.0000.14120	89.83
		197060	164590		CHAINS & HOOKS SAFETY SNAPS	701.9950.42171	62.77
		197060	164591		CHAINS & HOOKS SAFETY SNAPS	701.9950.42171	17.15
							169.75
11/16/2023	MAIN	197061	102723	SHOREVIEW HUNKS LLC	BULK, APPLIANCE, ELECTRONICS PICKUP	603.9510.42910	3,640.00
		197061	102723		BULK, APPLIANCE, ELECTRONICS PICKUP	603.9510.42920	1,915.00
		197061	102723YW		YARD WASTE PICKUP 102323-102723	603.9510.42930	10,518.00
		197061	110323YW		YARD WASTE PICKUP 103023-110323	603.9510.42930	10,518.00
		197061	102723		BULK, APPLIANCE, ELECTRONICS PICKUP	603.9540.43050	4
							27,0

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11/16/2023	MAIN	197062	G0318950W	SPOK INC	110123 0318950-3	601.9600.43250	23.60
		197062	G0318950W		110123 0318950-3	602.9600.43250	23.60
							47.20
11/16/2023	MAIN	197063	3549609587	STAPLES ADVANTAGE	COPY PAPER, KLEENEX, SPOONS, PAPER	101.5000.42000	23.97
		197063	3547671699		SCISSORS, CLOROX WIPES, NAPKINS, PE	411.9999.42000.1911	42.38
		197063	3551163971		BATTERIES, PENS, PURELL	411.9999.42000.1911	11.72
		197063	3549609587		COPY PAPER, KLEENEX, SPOONS, PAPER	411.9999.42000.1911	22.31
		197063	3547671699		SCISSORS, CLOROX WIPES, NAPKINS, PE	411.9999.42171.1911	82.02
		197063	3551163971		BATTERIES, PENS, PURELL	411.9999.42171.1911	19.59
		197063	3549609587		COPY PAPER, KLEENEX, SPOONS, PAPER	411.9999.42171.1911	30.61
		197063	3547671699		SCISSORS, CLOROX WIPES, NAPKINS, PE	411.9999.42175.1911	9.21
							241.81
11/16/2023	MAIN	197064	I00469834-10082023	STAR TRIBUNE	REQUEST FOR BIDS AD YW/COMPOST	1008603.9530.43500	72.80
11/16/2023	MAIN	197065	I1660885	STREICHER'S GUN'S INC/DON	VEST, CARRIERS, PLATES, NAME TAG	101.2100.42172	789.98
		197065	I1660885		VEST, CARRIERS, PLATES, NAME TAG	101.2100.42173	1,230.00
							2,019.98
11/16/2023	MAIN	197066	69758	T A SCHIFSKY & SONS INC	AC 3/8" AGGREGATE MIXES	101.3121.42160	459.69
11/16/2023	MAIN	197067	102023	THOMPSON/CHARLIE	MEALS 101923-102023	101.2200.43320	43.65
11/16/2023	MAIN	197068	M28655	TIMESAVER OFF SITE SECRETR	COUNCIL MINUTES 102323	101.1410.43050	165.50
11/16/2023	MAIN	197069	E35568	TRI-STATE BOBCAT INC	BOBCAT TOOLCAT RENTAL 100223-102923	101.6102.44100	2,995.00
11/16/2023	MAIN	197070	874819	TRIO SUPPLY COMPANY INC	TOWELS, TP, SOAP, BOWL CLEANER	701.9950.42171	222.99
11/16/2023	MAIN	197071	185657035	TRUGREEN CHEMLAWN	LAWN SERVICE-RAMSDALL 101823	101.5200.44000	87.36
11/16/2023	MAIN	197072	26738	TWIN CITIES HABITAT FOR HUM	FLASHER DEPOSIT 3907 JACKSON ST	101.0000.32150	150.00
11/16/2023	MAIN	197073	19810	TWIN CITY WATER CLINIC INC	COLIFORM TESTING 1023	601.9600.43050	100.00
11/16/2023	MAIN	197074	169697039	ULINE INC	EYEWASH STATION, SALINE CARTRIDGES	701.9950.42010	700.00
		197074	169811798		GAS CYLINDER CABINET	701.9950.42010	2,122.38
		197074	169697039		EYEWASH STATION, SALINE CARTRIDGES	701.9950.42171	266.67
							3,089.05
11/16/2023	MAIN	197075	1072879152	XCEL ENERGY (N S P)	110623 51-5047554-2	101.2100.43810	1,571.04
		197075	1072879152		110623 51-5047554-2	101.2200.43810	1,571.03
		197075	1071718690		103023 51-0013562395-2	101.3160.43810	10.33
		197075	1071718172		103023 51-4159572-0	101.3160.43810	9.23
		197075	1072375317		110223 51-4174399-1	101.3160.43810	
		197075	1072918615		110623 51-7867950-2	101.3160.43810	

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		197075	1072167348		110123 51-4941920-1	101.3160.43810	10.41
		197075	1073088135		110723 51-4697130-6	101.5129.43810	166.95
		197075	1073166792		110723 51-0012266105-3	101.5200.43810	76.14
		197075	1072924818		110623 51-9893848-4	212.3190.43810	52.98
		197075	1072949936		110623 51-0011980129-4	212.3190.43810	224.59
		197075	1072940880		110623 51-0011136455-0	240.5500.43810	1,156.14
		197075	1073170809		110723 51-0013099828-3	602.9600.43810	190.06
							5,082.29
11/16/2023	MAIN	197076	003261	XCEL ENERGY SOLUTIONS	SOLAR SUBSCRIPTION 0823	601.9600.43810	249.71
11/16/2023	MAIN	881 (A)	478558	ABDO FINANCIAL SOLUTIONS,	LIPAYROLL PREPERATION 1023	101.1510.43050	8,072.50
11/16/2023	MAIN	882 (A)	3636663	ARTISAN BEER COMPANY	102423 INV	609.0000.14500	665.60
		882 (A)	3636665		102423 INV	609.0000.14500	720.00
		882 (A)	3636664		102423 INV	609.0000.14500	107.75
		882 (A)	3639299		110323 INV	609.0000.14500	1,512.80
		882 (A)	3639298		110323 INV	609.0000.14500	1,886.75
							4,892.90
11/16/2023	MAIN	883 (A)	0107562600	BELLBOY BAR SUPPLY	110123 INV	609.0000.14500	87.60
		883 (A)	0107562600		110123 INV	609.9792.42171	408.55
							496.15
11/16/2023	MAIN	884 (A)	0201401900	BELLBOY CORPORATION	110123 INV	609.0000.14500	690.00
		884 (A)	0201403100		110123 INV	609.0000.14500	2,449.50
		884 (A)	0201401900		110123 INV	609.9792.42199	4.00
		884 (A)	0201403100		110123 INV	609.9793.42199	20.00
							3,163.50
11/16/2023	MAIN	885 (A)	112710100	BREAKTHRU BEVERAGE MN BEER	1102423 INV 700297717	609.0000.14500	160.00
		885 (A)	112703690		102423 INV 700297717	609.0000.14500	16,836.35
		885 (A)	112703691		102423 INV 700297717	609.0000.14500	153.95
		885 (A)	112632802		101823 INV 700297736	609.0000.14500	5,428.80
		885 (A)	112523337		101123 INV 700297736	609.0000.14500	10,948.50
		885 (A)	112789952		102723 INV 700297782	609.0000.14500	128.00
		885 (A)	112788886		102723 INV 700297717	609.0000.14500	200.00
		885 (A)	112735973		102523 INV 700297736	609.0000.14500	11,259.40
		885 (A)	112735972		102523 INV 700297736	609.0000.14500	193.15
		885 (A)	112672986		101923 INV 700297717	609.0000.14500	199.00
		885 (A)	112950158		110823 INV 700297736	609.0000.14500	151.70
		885 (A)	411575318		103123 INV 700297736	609.0000.14500	
		885 (A)	411545967		102423 INV 700297736	609.0000.14500	
		885 (A)	411545968		102423 INV 700297736	609.0000.14500	

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		885 (A)	411452820		092523 INV 700297736	609.0000.14500	(30.80)
		885 (A)	411561943		102623 INV 700297782	609.0000.14500	(24.30)
		885 (A)	411604851		110723 INV 700297736	609.0000.14500	(27.20)
		885 (A)	411604852		110723 INV 700297736	609.0000.14500	(22.60)
							44,987.90
11/16/2023	MAIN	886 (A)	112779833	BREAKTHRU BEVERAGE MN W&S LI	102723 INV 700297782	609.0000.14500	137.00
		886 (A)	112779834		102723 INV 700297782	609.0000.14500	560.00
		886 (A)	112779835		102723 INV 700297782	609.0000.14500	660.25
		886 (A)	112779836		102723 INV 700297782	609.0000.14500	250.03
		886 (A)	112779833		102723 INV 700297782	609.9793.42199	1.15
		886 (A)	112779834		102723 INV 700297782	609.9793.42199	9.20
		886 (A)	112779835		102723 INV 700297782	609.9793.42199	11.50
		886 (A)	112779836		102723 INV 700297782	609.9793.42199	11.50
							1,640.63
11/16/2023	MAIN	887 (A)	2908178	CAPITOL BEVERAGE SALES LP	110123 INV	609.0000.14500	4,603.75
		887 (A)	2905299		102523 INV	609.0000.14500	7,739.15
		887 (A)	2905300		102523 INV	609.0000.14500	(127.40)
							12,215.50
11/16/2023	MAIN	888 (A)	008800	FIRST CHOICE COFFEE SERVICE	COFFEE SUPPLIES 092823	101.2100.42175	91.58
		888 (A)	010436		COFFEE SUPPLIES 102623	101.2100.42175	122.97
		888 (A)	008800		COFFEE SUPPLIES 092823	101.2200.42175	91.57
		888 (A)	010436		COFFEE SUPPLIES 102623	101.2200.42175	122.98
		888 (A)	008799		COFFEE SUPPLIES 092823	411.9999.42175.1911	692.43
		888 (A)	008128		EQUIPMENT RENTAL 0923	411.9999.42175.1911	125.00
		888 (A)	009621		EQUIPMENT RENTAL 1023	411.9999.42175.1911	125.00
		888 (A)	010435		COFFEE SUPPLIES 102623	411.9999.42175.1911	316.78
		888 (A)	011306		EQUIPMENT RENTAL 1123	411.9999.42175.1911	125.00
							1,813.31
11/16/2023	MAIN	889 (A)	2412634	JOHNSON BROTHERS LIQUOR CO.	102723 INV	609.0000.14500	367.50
		889 (A)	2415323		110123 INV	609.0000.14500	588.00
		889 (A)	2415325		110123 INV	609.0000.14500	3,366.75
		889 (A)	2415307		110123 INV	609.0000.14500	495.00
		889 (A)	2415329		110123 INV	609.0000.14500	58.65
		889 (A)	2415319		110123 INV	609.0000.14500	507.30
		889 (A)	2415318		110123 INV	609.0000.14500	1,224.99
		889 (A)	2415327		110123 INV	609.0000.14500	1,661.88
		889 (A)	2415320		110123 INV	609.0000.14500	900.00
		889 (A)	2415321		110123 INV	609.0000.14500	3
		889 (A)	2415316		110123 INV	609.0000.14500	2,140.39

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		889 (A)	2415322		110123 INV	609.0000.14500	912.00
		889 (A)	2415317		110123 INV	609.0000.14500	462.00
		889 (A)	2415310		110123 INV	609.0000.14500	51.06
		889 (A)	2415309		110123 INV	609.0000.14500	624.00
		889 (A)	2415325		110123 INV	609.9792.42199	44.80
		889 (A)	2415307		110123 INV	609.9792.42199	14.00
		889 (A)	2415329		110123 INV	609.9792.42199	1.40
		889 (A)	2415319		110123 INV	609.9792.42199	2.80
		889 (A)	2415318		110123 INV	609.9792.42199	8.40
		889 (A)	2415327		110123 INV	609.9792.42199	16.80
		889 (A)	2415320		110123 INV	609.9792.42199	5.60
		889 (A)	2415321		110123 INV	609.9792.42199	2.80
		889 (A)	2412634		102723 INV	609.9793.42199	7.00
		889 (A)	2412633		102723 DEL	609.9793.42199	1.40
		889 (A)	2415323		110123 INV	609.9793.42199	9.80
		889 (A)	2415316		110123 INV	609.9793.42199	15.40
		889 (A)	2415322		110123 INV	609.9793.42199	14.01
		889 (A)	2415317		110123 INV	609.9793.42199	2.80
		889 (A)	2415310		110123 INV	609.9793.42199	1.40
		889 (A)	2415309		110123 INV	609.9793.42199	8.40
							13,957.05
11/16/2023	MAIN	890 (A)	P53162	MAC QUEEN EQUIPMENT LLC	PIVOTS, PINS	701.0000.14120	2,325.21
		890 (A)	P53713		PINS	701.0000.14120	153.74
		890 (A)	P53712		RTN PIVOTS, PINS ORIG INV P53162	701.0000.14120	(1,412.08)
							1,066.87
11/16/2023	MAIN	891 (A)	0001164321	METROPOLITAN COUNCIL WASTEWD	DECEMBER 2023 WASTEWATER	602.9480.42900	112,142.16
11/16/2023	MAIN	892 (A)	15199093	PARAGON DEVELOPMENT SYSTMS	SWITCH	411.9999.42012.1911	1,183.18
		892 (A)	15197779		ARUBA AP-575, POLE MOUNT	437.9980.42010	1,304.18
							2,487.36
11/16/2023	MAIN	893 (A)	6681424	PHILLIPS WINE & SPIRITS INC	102723 INV	609.0000.14500	920.95
		893 (A)	6681423		102723 INV	609.0000.14500	127.82
		893 (A)	6683291		110123 INV	609.0000.14500	1,144.00
		893 (A)	6683286		110123 INV	609.0000.14500	44.00
		893 (A)	6683285		110123 INV	609.0000.14500	268.00
		893 (A)	511769		102623 INV	609.0000.14500	(132.50)
		893 (A)	6683291		110123 INV	609.9792.42199	43.40
		893 (A)	6681424		102723 INV	609.9793.42199	15.40
		893 (A)	6681423		102723 INV	609.9793.42199	
		893 (A)	6683286		110123 INV	609.9793.42199	

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		893 (A)	6683285		110123 INV	609.9793.42199	9.80
		893 (A)	511769		102623 INV	609.9793.42199	(0.50)
							2,444.57
11/16/2023	MAIN	894 (A)	2408099	SOUTHERN GLAZER'S	110223 INV	609.0000.14500	3,422.90
		894 (A)	2408100		110223 INV	609.0000.14500	596.95
		894 (A)	2408101		110223 INV	609.0000.14500	1,097.10
		894 (A)	5103763		103023 INV	609.0000.14500	449.95
		894 (A)	2408210		110223 INV	609.0000.14500	318.60
		894 (A)	2408099		110223 INV	609.9792.42199	37.76
		894 (A)	2408100		110223 INV	609.9792.42199	7.68
		894 (A)	2408101		110223 INV	609.9792.42199	14.08
		894 (A)	5103763		103023 INV	609.9792.42199	1.28
		894 (A)	2408210		110223 INV	609.9793.42199	1.28
							5,947.58
11/20/2023	MAIN	895 (E)	1-222-082-144	MINNESOTA DEPARTMENT OF REV	OCTOBER LIQUOR SALES TAX	609.0000.20810	71,415.00
11/20/2023	MAIN	896 (E)	1-986-077-024	MINNESOTA DEPARTMENT OF REV	OCTOBER SALES/USE TAX	101.0000.20810	560.00
		896 (E)	1-986-077-024		OCTOBER SALES/USE TAX	101.0000.20815	25.00
							585.00
11/20/2023	MAIN	897 (E)	1-187-561-824	MINNESOTA DEPARTMENT OF REV	OCTOBER UB SALES TAX 2023	601.0000.20810	21,984.00
11/22/2023	MAIN	19 (S)	853280	TRIO SUPPLY COMPANY INC	RTN FLOOR CLEANER, GLASS CLEANER	101.1940.42171	(54.00)
		19 (S)	878552		SOUP BOWLS	101.5040.42171	54.00
							0.00
11/22/2023	MAIN	197077	25	1-800-GOT-JUNK?	OUTSIDE STORAGE REMOVAL 101123 - 10415.6450.44000		2,672.85
		197077	26		OUTSIDE STORAGE REMOVAL 101323 - 10415.6450.44000		1,779.73
		197077	12524604		OUTSIDE STORAGE REMOVAL 643 40TH AV415.6450.44000		2,392.80
							6,845.38
11/22/2023	MAIN	197078	19707	AAA AWARDS	TROPHY COED FALL 2023	101.5001.42170	44.50
11/22/2023	MAIN	197079	10024112023	AI TECHNOLOGIES, LLC.	BSWIFT 1123	101.1320.43050	743.85
11/22/2023	MAIN	197080	110123	ALFERNESS/DONNA M	TOTAL BODY CONDITIONING 092023-1101	101.5001.43050	425.25
11/22/2023	MAIN	197081	118056	ANCOM COMMUNICATIONS INC	2800 MAH LI-ION BATTERIES	101.2300.43250	170.75
11/22/2023	MAIN	197082	6188	ANGSTROM ANALYTICAL INC	HARZARDOUS MATERIAL REPORTS	408.6414.43050	3,200.00
11/22/2023	MAIN	197083	353024240049	ANOKA COUNTY PROPERTY RECOR	14243 5TH ST PROPERTY TAXES	408.6414.44390	1,691.52
11/22/2023	MAIN	197084	2500352677	ARAMARK UNIFORM & CAREER AP	111423 MOPS,MATS,TOWELS	609.9791.44020	1

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		197084	2500350161		110923 MOPS,MATS,TOWELS	609.9792.44020	109.56
		197084	2500350104		110923 MOPS,MATS,TOWELS	609.9793.44020	72.24
							284.76
11/22/2023	MAIN	197085	406	ARISE OUTDOOR SERVICES LLC	GRASS/WEED REMOVAL, SCRUB HAUL/DISP	415.6450.44000	1,250.00
11/22/2023	MAIN	197086	322997	ASPEN MILLS, INC.	UNIFORMS	101.2100.42172	1,322.48
		197086	322998		UNDER VEST SHIRTS, BOOTS	101.2100.42172	352.53
		197086	323003		UNDER VEST SHIRT, PATCHES	101.2100.42172	95.99
		197086	323007		UNDER VEST SHIRT, PATCHES	101.2100.42172	191.98
		197086	322870		PANTS	101.2200.42172	145.90
							2,108.88
11/22/2023	MAIN	197087	66643.00	ASSOC OF MN COUNTIES	2023 MCCFMA FALL CONFERENCE	705.9970.43105	100.00
11/22/2023	MAIN	197088	231416	ASSURED SECURITY INC	DOOR LOCK MAINTENANCE-PSB FITNESS R	101.2100.44020	98.00
		197088	231416		DOOR LOCK MAINTENANCE-PSB FITNESS R	101.2200.44020	98.00
		197088	231390		EMERGENCY EXIT REPAIR-LIBRARY	240.5500.44020	196.00
		197088	231423		FILE CABINET LOCK CORE REPAIR-CITY	411.9999.45180.1911	237.95
							629.95
11/22/2023	MAIN	197089	2037922897	BAKER & TAYLOR	BOOK ORDER	240.5500.42180	401.96
		197089	2037915269		BOOK ORDER	240.5500.42180	623.18
		197089	2037929226		BOOK ORDER	240.5500.42180	612.26
		197089	2037903089		BOOK ORDER	240.5500.42180	63.00
		197089	2037898166		BOOK ORDER	240.5500.42180	64.60
		197089	2037885232		BOOK ORDER	240.5500.42180	509.44
		197089	2037901881		BOOK ORDER	240.5500.42180	551.53
		197089	2037910312		BOOK ORDER	240.5500.42180	386.13
							3,212.10
11/22/2023	MAIN	197090	271416	BARNA GUZY & STEFFEN LTD	CIVIL CHARGES 1023	101.1610.43041	4,209.00
		197090	271418		PROSECUTION 1023	101.1610.43042	9,318.00
		197090	271435		PERSONNEL MATTERS 1023	101.1610.43045	135.00
		197090	271788		COUNCIL MATTERS 1023	101.1610.43045	9,012.00
							22,674.00
11/22/2023	MAIN	197091	3414	BARREL THEORY BEER COMPANY	110623 INV	609.0000.14500	169.00
11/22/2023	MAIN	197092	118606	BENEFIT EXTRAS, INC.	RETIREE BILLING 1023; PARTICIPATION	101.1320.43050	105.00
		197092	118606		RETIREE BILLING 1023; PARTICIPATION	887.9250.43050	38.00
							143.00
11/22/2023	MAIN	197093	CHPD23-7	CARDINAL INVESTIGATIONS	EMPLOYMENT BACKGROUNDS	101.2100.43050	2,0

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11/22/2023	MAIN	197094	2908727676	CARGILL, INCORPORATED	DE-ICER SALT	101.3121.42161	5,838.28
11/22/2023	MAIN	197095	17151	CARLSON COMMUNITY SOLAR LLC	110723 SOLAR GARDEN	101.1940.43810	173.72
		197095	17151		110723 SOLAR GARDEN	602.9600.43810	104.49
		197095	17151		110723 SOLAR GARDEN	701.9950.43810	980.67
							1,258.88
11/22/2023	MAIN	197096	132193	CHURCH OFFSET PRINTING INC	BUSINESS CARDS, INFO CARDS	240.5500.42030	258.00
11/22/2023	MAIN	197097	4173916092	CINTAS INC	MATS, TOWELS, AIR FRESH PS 111423	101.2100.44020	43.85
		197097	4173916092		MATS, TOWELS, AIR FRESH PS 111423	101.2200.44020	25.00
		197097	4173095058		MOPS JPM 110723	101.5129.44020	38.29
		197097	4173513129		UNIFORM RENTAL 110923	701.9950.42172	31.99
							139.13
11/22/2023	MAIN	197098	23-HALL-5	CLEAN BEVERAGE LINE	BEER LINE CLEANING 1123	101.5129.44020	60.00
11/22/2023	MAIN	197099	T878236	CORE & MAIN LP	BOLTS, GASKETS, NUTS	601.9600.42171	25.60
		197099	T244132		OMNI WATER METER	601.9600.42990	431.84
							457.44
11/22/2023	MAIN	197100	17152	CORNILLIE 2 COMMUNITY SOLAR	110723 SOLAR GARDEN	101.5129.43810	1,149.47
		197100	17152		110723 SOLAR GARDEN	604.9600.43810	47.65
							1,197.12
11/22/2023	MAIN	197101	502894	CRYSTAL SPRINGS ICE LLC	103123 INV	609.0000.14500	126.00
		197101	502896		103123 INV	609.0000.14500	447.60
		197101	502896		103123 INV	609.9791.42199	4.00
		197101	502894		103123 INV	609.9793.42199	4.00
							581.60
11/22/2023	MAIN	197102	4156241	DALCO ENTERPRISES INC	TWLS, TP, WIPES, CLNR, DISINFECTANT	101.2100.42171	175.55
		197102	4156241		TWLS, TP, WIPES, CLNR, DISINFECTANT	101.2200.42171	175.55
		197102	4157365		LAUNDRY DETERGENT	101.2200.42171	118.77
							469.87
11/22/2023	MAIN	197103	IN-1615	DANGEROUS MAN BREWING CO LL	110123 INV	609.0000.14500	158.00
		197103	IN-1713		110823 INV	609.0000.14500	189.00
							347.00
11/22/2023	MAIN	197104	1839	EMERALD ELEMENTS	101823 INV	609.0000.14500	864.00
11/22/2023	MAIN	197105	07183	EMERGE ENTERPRISES	PLASTIC RECYCLING 1023	603.9530.42920	6
11/22/2023	MAIN	197106	0521820	FERGUSON WATERWORKS INC	SAWZALL, BATTERY PACK	101.3121.42010	112.25

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		197106	0521820		SAWZALL, BATTERY PACK	101.5200.42010	112.24
		197106	0521989		CUT OFF SAW TOOL KIT	601.9600.42010	1,699.00
		197106	0521820		SAWZALL, BATTERY PACK	601.9600.42010	112.25
		197106	0521820		SAWZALL, BATTERY PACK	602.9600.42010	112.25
							2,147.99
11/22/2023	MAIN	197107	112435549	FLEETPRIDE INC	AIR LINE FITTINGS	701.0000.14120	22.60
		197107	112464588		EXCHANGE AIR LINE FITTINGS	701.0000.14120	(6.68)
							15.92
11/22/2023	MAIN	197108	INV03070	FRIDLEY/CITY OF	53RD AVE- STREET REHAB, TRAIL	415.6400.43050.2305	23,873.35
		197108	INV03071		53RD AVE ROUNDABOUT SAFETY PROJECT	415.9999.43050.2007	64,004.25
							87,877.60
11/22/2023	MAIN	197109	38275454020	GREAT LAKES COCA-COLA DISTRI	103023 INV	609.0000.14500	938.56
11/22/2023	MAIN	197110	660807	HOHENSTEINS INC	110323 INV	609.0000.14500	13.20
		197110	661049		110323 INV	609.0000.14500	3,025.75
		197110	663095		111023 INV	609.0000.14500	1,836.80
		197110	663094		111023 INV	609.0000.14500	273.20
		197110	661048		110323 INV	609.0000.14500	450.85
		197110	662846		111023 INV	609.0000.14500	2,441.20
							8,041.00
11/22/2023	MAIN	197111	23007	HOLMBERG/ERIC	COLOR HIKE CLASS 100723-102123	101.5001.43050	72.00
11/22/2023	MAIN	197112	111023	IMMACULATE CONCEPTION CHURCH	ISOCCKER REFEREE FEES 2023	101.5001.43050	560.00
11/22/2023	MAIN	197113	IN4363538	INNOVATIVE OFFICE SOLUTIONS	MARKERS, LABEL HOLDER, LABELS, HOOD	101.1320.42000	19.86
		197113	IN4365051		WRIST REST	101.1320.42000	28.98
		197113	IN4366016		MAGNETIC BOOKENDS	101.1320.42000	14.09
		197113	IN4363538		MARKERS, LABEL HOLDER, LABELS, HOOD	411.9999.42000.1911	38.70
		197113	IN4377283		DRY ERASE ERASERS	411.9999.42000.1911	2.02
		197113	IN4363538		MARKERS, LABEL HOLDER, LABELS, HOOD	411.9999.42171.1911	6.50
							110.15
11/22/2023	MAIN	197114	8917	INSIGHT BREWING COMPANY, LLC	110723 INV	609.0000.14500	118.45
11/22/2023	MAIN	197115	2313074-F	J. BECHER & ASSOC INC	REPAIR PATHWAY LIGHTS-PRESTEMON	101.5200.44000	489.14
		197115	2313072-F		REPLACE DRIVERS-LIBRARY	240.5500.44020	272.00
							761.14
11/22/2023	MAIN	197116	2023	JEFF,BOBBY & STEVES AUTOWOR	ICAR WASHES 2023	101.2100.44000	2,000.00
11/22/2023	MAIN	197117	133740	KROPIDLOWSKI/MARK	SQUAD DECONTAMINATION #8212	110323 101.2100.43050	1



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11/22/2023	MAIN	197118	02-1036710	LANO EQUIPMENT	METAL PLESS SNOW PLOW FITTINGS	101.3121.42010	2,103.29
11/22/2023	MAIN	197119	103383	LIBRARY IDEAS, LLC	READ-ALONG BOOK ORDER	240.5500.42187	422.93
11/22/2023	MAIN	197120	10302023	LOCAL 49 TRAINING CENTER	PHASE 1 TRAINING 091123-091423	101.3121.43105	6,000.00
11/22/2023	MAIN	197121	INV11823027	MARCO, INC	FAILING CAMERA - HUSET PARK	101.5200.44000	150.00
		197121	INV11823010		INSTALL CAMERAS	228.6317.43050	206.25
		197121	INV11823010		INSTALL CAMERAS	240.5500.43050	206.25
							562.50
11/22/2023	MAIN	197122	717171	MCDONALD DISTRIBUTING CO	110323 INV	609.0000.14500	780.28
		197122	718333		111023 INV	609.0000.14500	297.25
							1,077.53
11/22/2023	MAIN	197123	99335	MENARDS CASHWAY LUMBER-FRIDI	SEALING COMPOUND	602.9600.42171	3.79
		197123	99117		CO DETECTOR, LED LIGHT FIXTURE	609.9793.42171	50.96
							54.75
11/22/2023	MAIN	197124	611525	MIDWAY FORD	ALIGNMENT	701.0000.14120	99.95
		197124	798376		TRANSMISSION HOUSING/MOUNT	701.0000.14120	84.70
		197124	802248		LAMP ASY, WEATHER STRIP	701.0000.14120	125.19
		197124	802617		BOLT	701.0000.14120	2.97
		197124	801668		ROTORS, BRAKE PADS	701.0000.14120	204.97
							517.78
11/22/2023	MAIN	197125	ABR0315379X	MN DEPT OF LABOR & INDUSTRY	BOILER LICENSE 2023	101.2200.42171	10.00
11/22/2023	MAIN	197126	11940	MN FIRE SERVICE CERTIFICATI	(FAO CERTIFICATION EXAM	101.2200.43105	761.25
11/22/2023	MAIN	197127	ESA000627-1	NUSS TRUCK & EQUIPMENT	DIGGING BUCKET ATTACHMENT	601.9600.42010	2,664.50
		197127	ESA000629-1		ASPHALT CUTTER	601.9600.42010	1,969.00
		197127	ESA000628-1		FROSTER RIPPER	601.9600.42010	2,319.00
		197127	ESA000627-1		DIGGING BUCKET ATTACHMENT	602.9600.42010	2,664.50
		197127	ESA000633-1		BRUSH ATTACHMENT	604.9600.42010	5,009.00
							14,626.00
11/22/2023	MAIN	197128	111623	O'DONNELL/KELLY	YOGA, MEDITATION 091423-110723	101.5001.43050	287.30
11/22/2023	MAIN	197129	339149024001	OFFICE DEPOT	LANYARDS, BADGES, PLANNER, LABELS	240.5500.42000	56.06
11/22/2023	MAIN	197130	446373	OLSON/JOANNA	MINI PONIES - SNOWBLAST 0224 DEPOSIT	101.1110.44376	100.00
11/22/2023	MAIN	197131	2023-01265	OUVERSON SEWER & WATER	PERMIT 2023-01265 100% REFUND EXCEPT	201.0000.32195	65.00
11/22/2023	MAIN	197132	242619	PAPER ROLL PRODUCTS	RECEIPT PAPER ROLLS (50)	240.5500.42171	1

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11/22/2023	MAIN	197133	123707	PERFORMANCE PLUS LLC	ANNUAL FIT TESTS 2023	101.2200.43050	2,085.00
11/22/2023	MAIN	197134	101923	PETERSON/KRISTIN	MSFCA CONFERENCE MEAL/MILEAGE 1023	101.2200.43320	208.30
11/22/2023	MAIN	197135	1023582921	PIONEER PRESS	BID REQUEST YARD WASTE/COMPOST 1008	603.9530.43500	68.60
11/22/2023	MAIN	197136	319761243	PREMIUM WATERS INC	111023 WATER	609.9791.42171	14.58
		197136	319761247		111023 WATER	609.9793.42171	4.86
							19.44
11/22/2023	MAIN	197137	W-64042	PRYES BREWING COMPANY LLC	103123 INV	609.0000.14500	93.50
11/22/2023	MAIN	197138	240452	RECYCLE TECHNOLOGIES, INC	FLUORESCENT BULBS,BATTERY RECYCLING	603.9540.43050	955.24
11/22/2023	MAIN	197139	110223	RICHSMANN/MARK	UMPIRE SOFTBALL 102623	101.5001.43050	60.00
11/22/2023	MAIN	197140	0011869	ROHN INDUSTRIES INC	SHREDDING 110623	101.2100.44000	34.09
		197140	0011869		SHREDDING 110623	101.2200.44000	8.18
							42.27
11/22/2023	MAIN	197141	2023-505697	SAVE ON EVERYTHING INC	FRONT COVER DECEMBER 2023	609.9791.43420	245.81
		197141	2023-505697		FRONT COVER DECEMBER 2023	609.9792.43420	193.51
		197141	2023-505697		FRONT COVER DECEMBER 2023	609.9793.43420	83.68
							523.00
11/22/2023	MAIN	197142	110623	SCHAFFER/PATRICIA ANNETTE	ACTIVE AGERS 100223-103023	101.5040.43050	105.00
11/22/2023	MAIN	197143	8106379783	SCHINDLER ELEVATOR CORP INC	PREVENT MAINT 1023	101.1940.44020	77.27
		197143	8106379784		PREVENT MAINT 1023	101.5129.44020	77.27
							154.54
11/22/2023	MAIN	197144	14144339	SCHOOL LIBRARY JOURNAL	1YR SUBSCRIPTION RENEWAL	240.5500.42181	136.99
11/22/2023	MAIN	197145	163892	SHARROW LIFTING PRODUCTS	LIFTING HOOKS, CHAINS, SHACKLE	101.3100.42010	157.20
		197145	163892		LIFTING HOOKS, CHAINS, SHACKLE	101.3121.42010	157.20
		197145	163892		LIFTING HOOKS, CHAINS, SHACKLE	101.5200.42010	157.20
		197145	163892		LIFTING HOOKS, CHAINS, SHACKLE	601.9600.42010	157.21
		197145	163892		LIFTING HOOKS, CHAINS, SHACKLE	602.9600.42010	157.21
							786.02
11/22/2023	MAIN	197146	111023	SHOREVIEW HUNKS LLC	BULK, APPLIANCE, ELECTRONICS PICKUP	603.9510.42910	1,885.00
		197146	111023		BULK, APPLIANCE, ELECTRONICS PICKUP	603.9510.42920	710.00
		197146	111023YW		YARD WASTE PICKUP 110623-111023	603.9510.42930	10,518.00
		197146	111023		BULK, APPLIANCE, ELECTRONICS PICKUP	603.9540.43050	120.00

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11/22/2023	MAIN	197147	3551163976	STAPLES ADVANTAGE	DOCUMENT BOX, LABELS	101.1320.42000	15.47
11/22/2023	MAIN	197148	52468	STEEL TOE BREWING LLC	103023 INV	609.0000.14500	242.00
		197148	52513		110923 INV	609.0000.14500	165.00
							407.00
11/22/2023	MAIN	197149	11664376	STREICHER'S GUN'S INC/DON	LESS LETHAL CLEANING KITS	101.2100.42171	187.40
		197149	11665584		CARRIER, NAME TAG	101.2100.42172	283.99
							471.39
11/22/2023	MAIN	197150	150396	THE MCDOWELL AGENCY, INC.	BACKGROUND CHECKS 1023	101.1320.43050	123.00
11/22/2023	MAIN	197151	185657036	TRUGREEN CHEMLAWN	LAWN SVC-LIBRARY 101223	240.5500.44020	63.75
		197151	185657037		LAWN SERVICE-TV1 & TV2 101223	609.9791.44020	120.37
		197151	185657037		LAWN SERVICE-TV1 & TV2 101223	609.9792.44020	100.90
							285.02
11/22/2023	MAIN	197152	19859	TWIN CITY WATER CLINIC INC	COLIFORM TESTING 1023	601.9600.43050	220.00
11/22/2023	MAIN	197153	170278621	ULINE INC	GRAFFITI REMOVER, SALINE CARTRIDGES	101.2100.42171	687.03
11/22/2023	MAIN	197154	6118601	UNIQUE MANAGEMENT SERVICES	1023 PLACEMENTS	240.5500.43050	58.25
11/22/2023	MAIN	197155	27834	VANDER HEUL/BRIAN	REFUND - FLASHER DEPOSIT 1229 44TH	101.0000.32150	150.00
11/22/2023	MAIN	197156	5186	VENN BREWING COMPANY	110223 INV	609.0000.14500	301.00
		197156	5240		110923 INV	609.0000.14500	269.00
							570.00
11/22/2023	MAIN	197157	9948389253	VERIZON WIRELESS	110323 442044911-00002	609.9791.43250	56.86
		197157	9948389253		110323 442044911-00002	609.9792.43250	56.86
		197157	9948389253		110323 442044911-00002	609.9793.43250	56.85
							170.57
11/22/2023	MAIN	197158	9948186736	VERIZON WIRELESS	110123 542000689-00001	101.2100.43211	1,763.91
		197158	9948186736		110123 542000689-00001	101.2200.43211	252.38
		197158	9948186736		110123 542000689-00001	101.5000.43211	41.23
							2,057.52
11/22/2023	MAIN	197159	9948150205	VERIZON WIRELESS	110123 342019817-00001	101.1940.43211	41.23
		197159	9948150205		110123 342019817-00001	101.3100.43211	119.68
		197159	9948150205		110123 342019817-00001	101.3121.43211	154.54
		197159	9948150205		110123 342019817-00001	101.5200.43211	154.54
		197159	9948150205		110123 342019817-00001	101.6102.43211	
		197159	9948150205		110123 342019817-00001	601.9600.43211	2
		197159	9948150205		110123 342019817-00001	602.9600.43211	200.59

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		197159	9948150205		110123 342019817-00001	603.9520.43211	20.61
		197159	9948150205		110123 342019817-00001	603.9530.43211	20.62
		197159	9948150205		110123 342019817-00001	604.9600.43211	48.44
		197159	9948150205		110123 342019817-00001	701.9950.43211	43.44
		197159	9948150205		110123 342019817-00001	705.9970.43211	41.23
							1,086.74
11/22/2023	MAIN	197160	1298	VISIONCATS LLC	110623 INV	609.0000.14500	220.00
11/22/2023	MAIN	197161	010760509271-23	WALL STREET JOURNAL/THE	1YR SUBSCRIPTION RENEWAL	240.5500.42181	719.88
11/22/2023	MAIN	197162	9494421-0500-1	WASTE MANAGEMENT OF WI-MN	IRECYCLING ROLLOFF TIRES-061623-0630	603.9530.42920	3,739.66
		197162	9599238-0500-3		RECYCLING ROLLOFF TIRES-101623-1031	603.9530.42920	46.91
		197162	9562831-0500-8		RECYCLING ROLLOFF TIRES-091623-0930	603.9530.42920	15.59
		197162	9560061-0500-4		RECYCLING ROLLOFF TIRES-090123-0915	603.9530.42920	1,571.78
							5,373.94
11/22/2023	MAIN	197163	R-023643-001-2	WSB & ASSOCIATES INC	SILVER LAKE MGMT PLAN 0923	604.9600.43050	45.75
11/22/2023	MAIN	197164	1073336783	XCEL ENERGY (N S P)	110823 51-8335212-3	609.9792.43810	1,431.99
11/22/2023	MAIN	898 (A)	14940888	ALLIED UNIVERSAL SECURITY S	SECURITY JPM 102823-102923	101.5129.43050	208.00
		898 (A)	14976862		SECURITY JPM 110423-110523	101.5129.43050	200.00
							408.00
11/22/2023	MAIN	899 (A)	3640697	ARTISAN BEER COMPANY	111023 INV	609.0000.14500	932.30
		899 (A)	3640696		111023 INV	609.0000.14500	107.75
		899 (A)	3640695		111023 INV	609.0000.14500	448.00
		899 (A)	3640698		111023 INV	609.0000.14500	1,640.00
							3,128.05
11/22/2023	MAIN	900 (A)	0107580000	BELLBOY BAR SUPPLY	110323 INV	609.0000.14500	52.43
		900 (A)	0107580000		110323 INV	609.9793.42171	180.40
							232.83
11/22/2023	MAIN	901 (A)	0201426900	BELLBOY CORPORATION	110323 INV	609.0000.14500	884.00
		901 (A)	0201427100		110323 INV	609.0000.14500	528.00
		901 (A)	0201426900		110323 INV	609.9791.42199	20.00
		901 (A)	0201427100		110323 INV	609.9792.42199	12.00
							1,444.00
11/22/2023	MAIN	902 (A)	112604136	BREAKTHRU BEVERAGE MN BEER	1101723 INV 700297717	609.0000.14500	6,872.70
		902 (A)	112925224		110723 INV 700297717	609.0000.14500	1,681.10
		902 (A)	112816636		103123 INV 700297717	609.0000.14500	1,448.30
		902 (A)	112842990		110123 INV 700297736	609.0000.14500	7,448.30

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		902 (A)	113008609		111023 INV 700297782	609.0000.14500	88.05
		902 (A)	112789953		102723 INV 700297782	609.0000.14500	8,339.65
		902 (A)	411606235		110723 INV 700297717	609.0000.14500	(12.40)
		902 (A)	411575731		103123 INV 700297717	609.0000.14500	(43.20)
		902 (A)	411618187		110923 INV 700297736	609.0000.14500	(24.80)
		902 (A)	411618188		110923 INV 700297736	609.0000.14500	(19.20)
		902 (A)	411622761		111023 INV 700297782	609.0000.14500	(144.40)
		902 (A)	411606237		110723 INV 700297782	609.0000.14500	(97.80)
							<hr/> 22,686.00
11/22/2023	MAIN	903 (A)	112900015	BREAKTHRU BEVERAGE MN W&S LJ	110323 INV 700297717	609.0000.14500	6,085.79
		903 (A)	112900016		110323 INV 700297717	609.0000.14500	800.00
		903 (A)	112900017		110323 INV 700297717	609.0000.14500	610.50
		903 (A)	112900018		110323 INV 700297717	609.0000.14500	125.95
		903 (A)	112805338		103023 INV 700297717	609.0000.14500	1,800.00
		903 (A)	112900019		110323 INV 700297717	609.0000.14500	94.95
		903 (A)	112900026		110323 INV 700297782	609.0000.14500	961.44
		903 (A)	112900028		110323 INV 700297782	609.0000.14500	1,362.69
		903 (A)	112895052		110223 INV 700297736	609.0000.14500	1,719.04
		903 (A)	112900021		110323 INV 700297736	609.0000.14500	3,394.84
		903 (A)	113008329		111023 INV 700297717	609.0000.14500	475.25
		903 (A)	112154766		091523 INV	609.0000.14500	2,812.50
		903 (A)	112900023		110323 INV	609.0000.14500	185.90
		903 (A)	112900022		110323 INV	609.0000.14500	200.00
		903 (A)	112900027		110323 INV 700297782	609.0000.14500	500.00
		903 (A)	411632428		111423 INV	609.0000.14500	(208.34)
		903 (A)	4116632802		111423 INV	609.0000.14500	(94.95)
		903 (A)	411632801		111423 INV	609.0000.14500	(100.00)
		903 (A)	411632804		111423 INV 700297782	609.0000.14500	(100.00)
		903 (A)	112900015		110323 INV 700297717	609.9791.42199	31.05
		903 (A)	112900016		110323 INV 700297717	609.9791.42199	9.20
		903 (A)	112900017		110323 INV 700297717	609.9791.42199	3.45
		903 (A)	112900018		110323 INV 700297717	609.9791.42199	2.30
		903 (A)	112805338		103023 INV 700297717	609.9791.42199	5.75
		903 (A)	112900019		110323 INV 700297717	609.9791.42199	1.15
		903 (A)	113008329		111023 INV 700297717	609.9791.42199	6.90
		903 (A)	112895052		110223 INV 700297736	609.9792.42199	5.75
		903 (A)	112900021		110323 INV 700297736	609.9792.42199	17.25
		903 (A)	112154766		091523 INV	609.9792.42199	31.05
		903 (A)	112900023		110323 INV	609.9792.42199	2.30
		903 (A)	112900022		110323 INV	609.9792.42199	
		903 (A)	411632428		111423 INV	609.9792.42199	

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		903 (A)	4116632802		111423 INV	609.9792.42199	(1.15)
		903 (A)	411632801		111423 INV	609.9792.42199	(1.15)
		903 (A)	112900026		110323 INV 700297782	609.9793.42199	4.60
		903 (A)	112900028		110323 INV 700297782	609.9793.42199	14.95
		903 (A)	112900027		110323 INV 700297782	609.9793.42199	5.75
		903 (A)	411632804		111423 INV 700297782	609.9793.42199	(1.15)
							20,763.56
11/22/2023	MAIN	904 (A)	2911050	CAPITOL BEVERAGE SALES LP	110823 INV	609.0000.14500	3,723.20
		904 (A)	2912329		111323 INV	609.0000.14500	1,240.50
		904 (A)	2909282		110623 INV	609.0000.14500	2,053.85
		904 (A)	2911051		110823 INV	609.0000.14500	(150.00)
		904 (A)	21510187		111323 INV	609.0000.14500	(10.45)
		904 (A)	2909281		110623 INV	609.0000.14500	(309.40)
							6,547.70
11/22/2023	MAIN	905 (A)	82955789	CENGAGE LEARNING INC	LARGEPRINT BOOKS ORDER	240.5500.42180	115.46
		905 (A)	82950689		LARGEPRINT BOOK ORDER	240.5500.42180	257.16
							372.62
11/22/2023	MAIN	906 (A)	970007540	CUES INC	SOFTWARE SUPPORT 120323-120224	602.9600.44030	1,892.00
		906 (A)	970007540		SOFTWARE SUPPORT 120323-120224	604.9600.44030	452.00
							2,344.00
11/22/2023	MAIN	907 (A)	DRAW #14	FIRST AMERICAN TITLE INS CO	CITY HALL BUILDOUT	411.0000.20610	96,129.68
11/22/2023	MAIN	908 (A)	87883	FLUID INTERIORS	CITY HALL FURNITURE - CITY CLERK, R4	11.9999.45180.1911	5,393.69
11/22/2023	MAIN	909 (A)	2419973	JOHNSON BROTHERS LIQUOR CO.	110823 INV	609.0000.14500	480.00
		909 (A)	2417763		110323 INV	609.0000.14500	120.00
		909 (A)	2417769		110323 INV	609.0000.14500	533.50
		909 (A)	2415324		110123 INV	609.0000.14500	3,399.85
		909 (A)	2415326		110123 INV	609.0000.14500	499.00
		909 (A)	2417761		110323 INV	609.0000.14500	120.00
		909 (A)	2417762		110323 INV	609.0000.14500	158.00
		909 (A)	2417768		110323 INV	609.0000.14500	117.00
		909 (A)	2415306		110123 INV	609.0000.14500	742.50
		909 (A)	2415308		110123 INV	609.0000.14500	158.00
		909 (A)	2415311		110123 INV	609.0000.14500	813.52
		909 (A)	2415313		110123 INV	609.0000.14500	1,014.60
		909 (A)	2415312		110123 INV	609.0000.14500	898.50
		909 (A)	2415314		110123 INV	609.0000.14500	1,415.95
		909 (A)	2415315		110123 INV	609.0000.14500	5
		909 (A)	2415328		110123 INV	609.0000.14500	175.95

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		909 (A)	2417760		110323 INV	609.0000.14500	135.00
		909 (A)	2417767		110323 INV	609.0000.14500	296.75
		909 (A)	2417766		110323 INV	609.0000.14500	744.00
		909 (A)	2417765		110323 INV	609.0000.14500	162.00
		909 (A)	2417764		110323 INV	609.0000.14500	354.00
		909 (A)	2406984		101923 INV	609.0000.14500	411.06
		909 (A)	272028		101923 INV	609.0000.14500	(3.99)
		909 (A)	272027		101923 INV	609.0000.14500	(5.33)
		909 (A)	272980		102723 INV	609.0000.14500	(8.51)
		909 (A)	272979		102723 INV	609.0000.14500	(6.17)
		909 (A)	272978		102723 INV	609.0000.14500	(14.25)
		909 (A)	272976		102723 INV	609.0000.14500	(86.28)
		909 (A)	272977		102723 INV	609.0000.14500	(103.31)
		909 (A)	2419973		110823 INV	609.9791.42199	7.00
		909 (A)	2417763		110323 INV	609.9791.42199	4.20
		909 (A)	2417769		110323 INV	609.9791.42199	16.80
		909 (A)	2415324		110123 INV	609.9791.42199	44.80
		909 (A)	2415326		110123 INV	609.9791.42199	14.00
		909 (A)	2417761		110323 INV	609.9791.42199	1.40
		909 (A)	2417762		110323 INV	609.9791.42199	5.60
		909 (A)	2417768		110323 INV	609.9791.42199	1.40
		909 (A)	2415306		110123 INV	609.9791.42199	21.00
		909 (A)	2415308		110123 INV	609.9791.42199	1.40
		909 (A)	2415311		110123 INV	609.9791.42199	9.81
		909 (A)	2415313		110123 INV	609.9791.42199	5.60
		909 (A)	2415312		110123 INV	609.9791.42199	5.60
		909 (A)	2415314		110123 INV	609.9791.42199	8.40
		909 (A)	2415315		110123 INV	609.9791.42199	4.20
		909 (A)	2415328		110123 INV	609.9791.42199	4.20
		909 (A)	2417767		110323 INV	609.9792.42199	9.80
		909 (A)	2417766		110323 INV	609.9792.42199	12.60
		909 (A)	2417765		110323 INV	609.9792.42199	4.20
		909 (A)	2417764		110323 INV	609.9792.42199	4.20
		909 (A)	2406984		101923 INV	609.9792.42199	9.80
		909 (A)	2417760		110323 INV	609.9793.42199	3.50
							13,315.98
11/22/2023	MAIN	910 (A)	P53677	MAC QUEEN EQUIPMENT LLC	BEARING, SEAL, CHAIN, SPROCKET	701.0000.14120	1,378.15
		910 (A)	P53802		GREASE INJECTORS	701.0000.14120	486.34
							1,864.49
11/22/2023	MAIN	911 (A)	504569664	MIDWEST TAPE	DVD ORDER	240.5500.42189	1
		911 (A)	504607328		DVD ORDER	240.5500.42189	61.44

95

11/22/2023 11:27 AM  
User: heathers  
DB: Columbia Heights

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS  
CHECK DATE FROM 11/10/2023 - 11/22/2023

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Item 12.

Check Date	Bank	Check #	Invoice	Payee	Description	GL #	Amount
							254.84
11/22/2023	MAIN	912 (A)	6684966	PHILLIPS WINE & SPIRITS INC	110323 INV	609.0000.14500	535.76
		912 (A)	6683287		110123 INV	609.0000.14500	1,356.00
		912 (A)	6676140		101823 INV	609.0000.14500	1,145.40
		912 (A)	6684967		110323 INV	609.0000.14500	734.50
		912 (A)	6683282		110123 INV	609.0000.14500	210.00
		912 (A)	6683289		110123 INV	609.0000.14500	420.00
		912 (A)	6683290		110123 INV	609.0000.14500	1,584.00
		912 (A)	6684965		110323 INV	609.0000.14500	1,450.00
		912 (A)	6684963		110323 INV	609.0000.14500	268.50
		912 (A)	6683288		110123 INV	609.0000.14500	2,120.00
		912 (A)	6684964		110323 INV	609.0000.14500	2,283.24
		912 (A)	6683283		110123 INV	609.0000.14500	700.80
		912 (A)	6683284		110123 INV	609.0000.14500	135.36
		912 (A)	6684968		110323 INV	609.0000.14500	113.00
		912 (A)	6684969		110323 INV	609.0000.14500	395.50
		912 (A)	6684960		110323 INV	609.0000.14500	180.00
		912 (A)	6684962		110323 INV	609.0000.14500	37.80
		912 (A)	6684961		110323 INV	609.0000.14500	134.96
		912 (A)	6684959		110323 INV	609.0000.14500	240.00
		912 (A)	8674280		101323 INV	609.0000.14500	1,709.50
		912 (A)	6688428		111023 INV	609.0000.14500	236.50
		912 (A)	6661625		102023 INV	609.0000.14500	(5.40)
		912 (A)	511607		102523 INV	609.0000.14500	(65.75)
		912 (A)	6684966		110323 INV	609.9791.42199	11.20
		912 (A)	6683287		110123 INV	609.9791.42199	58.80
		912 (A)	6676140		101823 INV	609.9791.42199	36.40
		912 (A)	6684967		110323 INV	609.9791.42199	36.40
		912 (A)	6683282		110123 INV	609.9791.42199	5.60
		912 (A)	6683289		110123 INV	609.9791.42199	9.10
		912 (A)	6683290		110123 INV	609.9791.42199	57.40
		912 (A)	6684965		110323 INV	609.9791.42199	40.60
		912 (A)	6684963		110323 INV	609.9791.42199	9.80
		912 (A)	6683288		110123 INV	609.9791.42199	43.41
		912 (A)	6684964		110323 INV	609.9791.42199	14.00
		912 (A)	6683283		110123 INV	609.9791.42199	8.40
		912 (A)	6683284		110123 INV	609.9791.42199	2.80
		912 (A)	8674280		101323 INV	609.9791.42199	36.41
		912 (A)	6688428		111023 INV	609.9791.42199	4.20
		912 (A)	6684968		110323 INV	609.9792.42199	
		912 (A)	6684969		110323 INV	609.9792.42199	



CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS  
CHECK DATE FROM 11/10/2023 - 11/22/2023

Check Date	Bank	Check #	Invoice	Payee	Description	GL #	Amount
		912 (A)	6684960		110323 INV	609.9792.42199	8.40
		912 (A)	6684962		110323 INV	609.9792.42199	1.40
		912 (A)	6684961		110323 INV	609.9792.42199	1.40
		912 (A)	6684959		110323 INV	609.9792.42199	8.40
							<hr/>
							16,340.39
11/22/2023	MAIN	913 (A)	2320004377	POMP'S TIRE SERVICE INC	TIRES	701.0000.14120	556.74
11/22/2023	MAIN	914 (A)	2405531	SOUTHERN GLAZER'S	102623 INV	609.0000.14500	308.70
		914 (A)	2408085		110223 INV	609.0000.14500	37.00
		914 (A)	2408088		110223 INV	609.0000.14500	607.30
		914 (A)	2408089		110223 INV	609.0000.14500	924.50
		914 (A)	24080290		110223 INV	609.0000.14500	4,769.00
		914 (A)	2408091		110223 INV	609.0000.14500	715.00
		914 (A)	2408092		110223 INV	609.0000.14500	395.19
		914 (A)	2408093		110223 INV	609.0000.14500	3,436.22
		914 (A)	2408094		110223 INV	609.0000.14500	310.27
		914 (A)	5103760		103023 INV	609.0000.14500	449.95
		914 (A)	5103761		103023 INV	609.0000.14500	765.00
		914 (A)	5103762		103023 INV	609.0000.14500	450.00
		914 (A)	5104208		103123 INV	609.0000.14500	2,960.37
		914 (A)	5104207		103123 INV	609.0000.14500	765.00
		914 (A)	2405559		102623 INV	609.0000.14500	1,296.00
		914 (A)	2410651		110923 INV	609.0000.14500	1,574.37
		914 (A)	2405713		102623 INV	609.0000.14500	1,008.00
		914 (A)	2405714		102623 INV	609.0000.14500	972.00
		914 (A)	2405531		102623 INV	609.9791.42199	7.68
		914 (A)	2408085		110223 INV	609.9791.42199	1.28
		914 (A)	2408088		110223 INV	609.9791.42199	7.68
		914 (A)	2408089		110223 INV	609.9791.42199	6.40
		914 (A)	24080290		110223 INV	609.9791.42199	26.88
		914 (A)	2408091		110223 INV	609.9791.42199	7.68
		914 (A)	2408092		110223 INV	609.9791.42199	3.95
		914 (A)	2408093		110223 INV	609.9791.42199	37.76
		914 (A)	2408094		110223 INV	609.9791.42199	8.96
		914 (A)	5103760		103023 INV	609.9791.42199	1.28
		914 (A)	5103761		103023 INV	609.9791.42199	1.28
		914 (A)	5103762		103023 INV	609.9791.42199	1.49
		914 (A)	5104208		103123 INV	609.9791.42199	10.24
		914 (A)	5104207		103123 INV	609.9791.42199	1.28
		914 (A)	2405559		102623 INV	609.9792.42199	11.52
		914 (A)	2410651		110923 INV	609.9793.42199	
		914 (A)	2405713		102623 INV	609.9793.42199	

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS  
CHECK DATE FROM 11/10/2023 - 11/22/2023

Check Date	Bank	Check #	Invoice	Payee	Description	GL #	Amount
		914 (A)	2405714		102623 INV	609.9793.42199	8.96
							21,907.39
11/22/2023	MAIN	915 (A)	0007441174	WALTERS RECYCLING & REFUSE	REFUSE & RECYCLING 1023	603.9510.42910	167,538.60
		915 (A)	0007441174		REFUSE & RECYCLING 1023	603.9510.42920	49,815.40
		915 (A)	0007441174		REFUSE & RECYCLING 1023	603.9510.42930	134.00
							217,488.00
				TOTAL - ALL FUNDS	TOTAL OF 201 CHECKS		1,326,714.41

Check Register Report For City Of Columbia Heights  
For Check Dates 11/04/2023 to 11/17/2023

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
11/17/2023	PR	100202	UNION 49	630.00	630.00	0.00	Open
11/17/2023	PR	100203	MN CHILD SUPPORT PAYMENT CENTE	330.59	330.59	0.00	Open
11/17/2023	PR	100204	DELTA DENTAL OF MINNESOTA	9,995.76	9,995.76	0.00	Open
11/17/2023	PR	100205	MEDICA HEALTH PLANS	2,399.30	2,399.30	0.00	Open
11/17/2023	PR	100206	MEDICA	133,273.96	133,273.96	0.00	Open
11/17/2023	PR	100207	MEDICA	304.00	304.00	0.00	Open
11/17/2023	PR	100208	NCPERS GROUP LIFE INS MBR BEN	592.00	592.00	0.00	Open
11/17/2023	PR	100209	SUN LIFE FINANCIAL LONG TERM DISABILITY	2,102.24	2,102.24	0.00	Open
11/17/2023	PR	100210	SUN LIFE FINANCIAL LIFE INSURANCE	1,710.38	1,710.38	0.00	Open
11/17/2023	PR	100211	SUN LIFE FINANCIAL SHORT TERM DISABILITY	1,409.47	1,409.47	0.00	Open
11/17/2023	PR	100212	FIDELITY SECURITY LIFE INSURANCE COMPANY	396.66	396.66	0.00	Open
11/17/2023	PR	EFT1061	COL HTS LOCAL 1216	200.00	200.00	0.00	Open
11/17/2023	PR	EFT1062	AFSCME COUNCIL 5	464.62	464.62	0.00	Open
11/17/2023	PR	EFT1063	COLHTS FIREFIGHTER ASSN	160.00	160.00	0.00	Open
11/17/2023	PR	EFT1064	MSRS MNDGP PLAN 650251	2,437.21	2,437.21	0.00	Open
11/17/2023	PR	EFT1065	HSA BANK	8,983.92	8,983.92	0.00	Open
11/17/2023	PR	EFT1066	COL HGTS POLICE ASSN	166.50	166.50	0.00	Open
11/17/2023	PR	EFT1067	IRS	91,733.71	91,733.71	0.00	Open
11/17/2023	PR	EFT1068	MISSION SQUARE 401 (ROTH)	2,243.35	2,243.35	0.00	Open
11/17/2023	PR	EFT1069	MISSION SQUARE 457(B)	17,402.54	17,402.54	0.00	Open
11/17/2023	PR	EFT1070	MISSION SQUARE RHS	647.14	647.14	0.00	Open
11/17/2023	PR	EFT1071	PERA 397400	85,915.59	85,915.59	0.00	Open
11/17/2023	PR	EFT1072	STATE OF MN TAX	18,701.40	18,701.40	0.00	Open
11/17/2023	PR	EFT1073	PROXIMAL	1,544.09	1,544.09	0.00	Open
Totals:							
				Number of Checks: 024	383,744.43	383,744.43	0.00
Total Physical Checks:				11			
Total Check Stubs:				13			

<b>AGENDA SECTION</b>	<b>PUBLIC HEARINGS</b>
<b>MEETING DATE</b>	<b>NOVEMBER 27, 2023</b>

<b>ITEM:</b>	<b>Consideration of Resolution 2023-74, revocation of the license to operate rental units within the city of Columbia Heights against the rental property at 4100 Monroe Street NE for failure to meet the requirements of the Residential Maintenance Codes.</b>										
<b>DEPARTMENT:</b> Fire		<b>BY/DATE:</b> Assistant Fire Chief Dan O'Brien, 11/27/23									
<p><b>CITY STRATEGY:</b> <i>(please indicate areas that apply by adding a bold "X" in front of the selected text below)</i></p> <table border="0"> <tr> <td><input type="checkbox"/> Safe Community</td> <td><input type="checkbox"/> Diverse, Welcoming "Small-Town" Feel</td> </tr> <tr> <td><input type="checkbox"/> Economic Strength</td> <td><input checked="" type="checkbox"/> Excellent Housing/Neighborhoods</td> </tr> <tr> <td><input type="checkbox"/> Equity and Affordability</td> <td><input type="checkbox"/> Strong Infrastructure/Public Services</td> </tr> <tr> <td><input type="checkbox"/> Opportunities for Play and Learning</td> <td><input type="checkbox"/> Engaged, Multi-Generational, Multi-Cultural Population</td> </tr> </table>				<input type="checkbox"/> Safe Community	<input type="checkbox"/> Diverse, Welcoming "Small-Town" Feel	<input type="checkbox"/> Economic Strength	<input checked="" type="checkbox"/> Excellent Housing/Neighborhoods	<input type="checkbox"/> Equity and Affordability	<input type="checkbox"/> Strong Infrastructure/Public Services	<input type="checkbox"/> Opportunities for Play and Learning	<input type="checkbox"/> Engaged, Multi-Generational, Multi-Cultural Population
<input type="checkbox"/> Safe Community	<input type="checkbox"/> Diverse, Welcoming "Small-Town" Feel										
<input type="checkbox"/> Economic Strength	<input checked="" type="checkbox"/> Excellent Housing/Neighborhoods										
<input type="checkbox"/> Equity and Affordability	<input type="checkbox"/> Strong Infrastructure/Public Services										
<input type="checkbox"/> Opportunities for Play and Learning	<input type="checkbox"/> Engaged, Multi-Generational, Multi-Cultural Population										

**BACKGROUND:**

Revocation of the license to operate rental units within the city of Columbia Heights is requested against the rental property at:

4100 Monroe Street NE

<b>RECOMMENDED MOTIONS:</b>
<p>MOTION: Move to close the public hearing and waive the reading of Resolution 2023-74, there being ample copies available to the public.</p> <p>MOTION: Move to adopt Resolution 2023-74, being a Resolution of the City Council of the city of Columbia Heights approving revocation, pursuant to City Code, of the rental license listed.</p>

**ATTACHMENT:**

**Resolution 2023-74 – Rental Violations Uncorrected – 4100 Monroe St. NE**

Resolution of the city council for the city of Columbia Heights approving revocation pursuant to city code of that certain property rental license held by Edward Richardson (Hereinafter "License Holder").

Whereas, license holder is the legal owner of the real property located at 4100 Monroe Street NE, Columbia Heights, Minnesota,

Whereas, pursuant to city code, written notice setting forth the causes and reasons for the proposed council action contained herein was given to the License Holder on November 1, 2023, of a public hearing to be held on November 27, 2023.

Now, therefore, in accordance with the foregoing, and all ordinances and regulations of the city of Columbia Heights, the city council of the city of Columbia Heights makes the following:

#### **FINDINGS OF FACT**

1. That on August 30, 2023, inspectors for the City of Columbia Heights inspected the property described above and noted violations. A compliance letter listing the violations was mailed by regular mail to the owner at the address listed on the rental housing license application.
2. That on October 2, 2023, inspectors for the city of Columbia Heights performed a re-inspection and noted that violations remained uncorrected. A Statement of Cause was mailed via regular mail to the owner at the address listed on the rental housing license application.
3. That on October 30, 2023, inspectors for the city of Columbia Heights checked records for this property and noted that the violations remained uncorrected.
4. That based upon said records of the Enforcement Office, the following conditions and violations of the city's Property Maintenance Code were found to exist, to-wit:
  - a. Shall thoroughly dry, clean, or replace any/all surfaces that are wet and/or damaged from water under main floor kitchen sink. Shall investigate water damage to find and abate/remove the source.
  - b. Shall repair/replace lavatory drain in basement. All plumbing equipment and fixtures shall be properly installed and maintained in working order, shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing equipment and fixtures are designed.
5. That all parties, including the License Holder and any occupants or tenants, have been given the appropriate notice of this hearing according to the provisions of the City Code.

#### **ORDER OF COUNCIL**

1. The rental license belonging to the License Holder described herein and identified by license number 23-0006737 is hereby revoked.
2. The city will post for the purpose of preventing occupancy a copy of this order on the buildings covered by the license held by License Holder.
3. The premises become Unlawful to Occupy 45 days from the first day of posting of this Order revoking the license as held by the License Holder.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2023

Offered by:

Seconded by:

Roll Call:

\_\_\_\_\_  
Amáda Márquez Simula, Mayor

Attest:

\_\_\_\_\_  
Sara Ion, City Clerk/Council Secretary

<b>AGENDA SECTION</b>	<b>PUBLIC HEARINGS</b>
<b>MEETING DATE</b>	<b>NOVEMBER 27, 2023</b>

<b>ITEM:</b>	<b>Consideration of Resolution 2023-76, revocation of the license to operate rental units within the city of Columbia Heights against the rental property at 4144 Quincy Street NE for failure to meet the requirements of the Residential Maintenance Codes.</b>										
<b>DEPARTMENT:</b> Fire		<b>BY/DATE:</b> Assistant Fire Chief Dan O'Brien, 11/27/23									
<p><b>CITY STRATEGY:</b> <i>(please indicate areas that apply by adding a bold "X" in front of the selected text below)</i></p> <table border="0"> <tr> <td><input type="checkbox"/> Safe Community</td> <td><input type="checkbox"/> Diverse, Welcoming "Small-Town" Feel</td> </tr> <tr> <td><input type="checkbox"/> Economic Strength</td> <td><input checked="" type="checkbox"/> Excellent Housing/Neighborhoods</td> </tr> <tr> <td><input type="checkbox"/> Equity and Affordability</td> <td><input type="checkbox"/> Strong Infrastructure/Public Services</td> </tr> <tr> <td><input type="checkbox"/> Opportunities for Play and Learning</td> <td><input type="checkbox"/> Engaged, Multi-Generational, Multi-Cultural Population</td> </tr> </table>				<input type="checkbox"/> Safe Community	<input type="checkbox"/> Diverse, Welcoming "Small-Town" Feel	<input type="checkbox"/> Economic Strength	<input checked="" type="checkbox"/> Excellent Housing/Neighborhoods	<input type="checkbox"/> Equity and Affordability	<input type="checkbox"/> Strong Infrastructure/Public Services	<input type="checkbox"/> Opportunities for Play and Learning	<input type="checkbox"/> Engaged, Multi-Generational, Multi-Cultural Population
<input type="checkbox"/> Safe Community	<input type="checkbox"/> Diverse, Welcoming "Small-Town" Feel										
<input type="checkbox"/> Economic Strength	<input checked="" type="checkbox"/> Excellent Housing/Neighborhoods										
<input type="checkbox"/> Equity and Affordability	<input type="checkbox"/> Strong Infrastructure/Public Services										
<input type="checkbox"/> Opportunities for Play and Learning	<input type="checkbox"/> Engaged, Multi-Generational, Multi-Cultural Population										

**BACKGROUND:**

Revocation of the license to operate rental units within the city of Columbia Heights is requested against the rental property at:

4144 Quincy Street NE

<b>RECOMMENDED MOTIONS:</b>
<p>MOTION: Move to close the public hearing and waive the reading of Resolution 2023-76, there being ample copies available to the public.</p> <p>MOTION: Move to adopt Resolution 2023-76, being a resolution of the city council of the city of Columbia Heights approving revocation, pursuant to city code, of the rental license listed.</p>

**ATTACHMENT:**

**Res. 2023-76 – Rental Violations Uncorrected – 4144 Quincy St.**

Resolution of the city council for the city of Columbia Heights approving revocation pursuant to city code of that certain property rental license held by Oladimeji Sule (Hereinafter "License Holder").

Whereas, License Holder is the legal owner of the real property located at 4144 Quincy Street NE, Columbia Heights, Minnesota,

Whereas, pursuant to city code, written notice setting forth the causes and reasons for the proposed council action contained herein was given to the License Holder on October 31, 2023, of a public hearing to be held on November 27, 2023.

Now, therefore, in accordance with the foregoing, and all ordinances and regulations of the City of Columbia Heights, the City Council of the City of Columbia Heights makes the following:

#### **FINDINGS OF FACT**

1. That on September 12, 2023, inspectors for the city of Columbia Heights inspected the property described above and noted violations. A compliance letter listing the violations was mailed by regular mail to the owner at the address listed on the Rental Housing License Application.
2. That on October 31, 2023, inspectors for the city of Columbia Heights performed a re-inspection and noted that violations remained uncorrected. A Statement of Cause was mailed via regular mail to the owner at the address listed on the Rental Housing License Application.
3. That on November 20, 2023, inspectors for the city of Columbia Heights checked records for this property and noted that the violations remained uncorrected.
4. That based upon said records of the Enforcement Office, the following conditions and violations of the city's Property Maintenance Code were found to exist, to-wit:
  - a. Shall have all electrical wiring inspected by the state electrical inspector and provide proof that the wiring is properly installed/approved. Shall remove any non-code compliant and unapproved wiring.
  - b. Shall install a hard-wired smoke alarm in the basement. Smoke alarm shall be installed by a licensed low-voltage contractor.
  - c. This property is licensed as a duplex rental property. Inspectors have noted that a third unit has been added and multiple families are occupying the property. Shall remove the illegal third unit, as the property cannot legally be converted to a triplex.
  - d. Remove remaining un-permitted plumbing in basement "bathroom" area.
  - e. Shall properly cap all copper water pipes in the basement "kitchen" area under the floor that are capped with galvanized steel caps. Dissimilar metals are not allowed.
  - f. Shall remove all drywall and framing installed without permits in the basement. The basement had previously been an open floor plan.
  - g. Shall seal or properly cap, repair or replace the open sewer pipe in the basement "kitchen" area.
5. That all parties, including the License Holder and any occupants or tenants, have been given the appropriate notice of this hearing according to the provisions of the city code.



1. The rental license belonging to the License Holder described herein and identified by license number 23-0006577 is hereby revoked.
2. The City will post for the purpose of preventing occupancy a copy of this order on the buildings covered by the license held by License Holder.
3. The premises become Unlawful to Occupy 45 days from the first day of posting of this Order revoking the license as held by the License Holder.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2023

Offered by:

Seconded by:

Roll Call:

\_\_\_\_\_  
Amáda Márquez Simula, Mayor

Attest:

\_\_\_\_\_  
Sara Ion, City Clerk/Council Secretary

<b>AGENDA SECTION</b>	<b>PUBLIC HEARINGS</b>
<b>MEETING DATE</b>	<b>NOVEMBER 27, 2023</b>

<b>ITEM:</b>	<b>Consideration of Resolution 2023-77, revocation of the license to operate rental units within the city of Columbia Heights against the rental property at 4144 Quincy Street NE for failure to meet the requirements of the Residential Maintenance Codes.</b>										
<b>DEPARTMENT: Fire</b>		<b>BY/DATE: Assistant Fire Chief Dan O'Brien, 11/27/23</b>									
<p><b>CITY STRATEGY:</b> <i>(please indicate areas that apply by adding a bold "X" in front of the selected text below)</i></p> <table border="0"> <tr> <td><input type="checkbox"/> Safe Community</td> <td><input type="checkbox"/> Diverse, Welcoming "Small-Town" Feel</td> </tr> <tr> <td><input type="checkbox"/> Economic Strength</td> <td><input checked="" type="checkbox"/> Excellent Housing/Neighborhoods</td> </tr> <tr> <td><input type="checkbox"/> Equity and Affordability</td> <td><input type="checkbox"/> Strong Infrastructure/Public Services</td> </tr> <tr> <td><input type="checkbox"/> Opportunities for Play and Learning</td> <td><input type="checkbox"/> Engaged, Multi-Generational, Multi-Cultural Population</td> </tr> </table>				<input type="checkbox"/> Safe Community	<input type="checkbox"/> Diverse, Welcoming "Small-Town" Feel	<input type="checkbox"/> Economic Strength	<input checked="" type="checkbox"/> Excellent Housing/Neighborhoods	<input type="checkbox"/> Equity and Affordability	<input type="checkbox"/> Strong Infrastructure/Public Services	<input type="checkbox"/> Opportunities for Play and Learning	<input type="checkbox"/> Engaged, Multi-Generational, Multi-Cultural Population
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<input type="checkbox"/> Opportunities for Play and Learning	<input type="checkbox"/> Engaged, Multi-Generational, Multi-Cultural Population										

**BACKGROUND:**

Revocation of the license to operate rental units within the city of Columbia Heights is requested against the rental property at:

4144 Quincy Street NE

<b>RECOMMENDED MOTIONS:</b>
<p>MOTION: Move to close the public hearing and waive the reading of Resolution 2023-77, there being ample copies available to the public.</p> <p>MOTION: Move to adopt Resolution 2023-77, being a Resolution of the City Council of the city of Columbia Heights approving revocation, pursuant to City Code, of the rental license listed.</p>

**ATTACHMENT:**

**Res. 2023-77– Rental Violations Uncorrected – 4144 Quincy St.**

Resolution of the city council for the city of Columbia Heights approving revocation pursuant to city code of that certain property rental license held by Oladimeji Sule (Hereinafter "License Holder").

Whereas, License Holder is the legal owner of the real property located at 4144 Quincy Street NE, Columbia Heights, Minnesota,

Whereas, pursuant to city code, written notice setting forth the causes and reasons for the proposed council action contained herein was given to the License Holder on October 31, 2023, of a public hearing to be held on November 27, 2023.

Now, therefore, in accordance with the foregoing, and all ordinances and regulations of the city of Columbia Heights, the city council of the city of Columbia Heights makes the following:

#### **FINDINGS OF FACT**

1. That on September 12, 2023, inspectors for the city of Columbia Heights inspected the property described above and noted violations. A compliance letter listing the violations was mailed by regular mail to the owner at the address listed on the Rental Housing License Application.
2. That on October 31, 2023, inspectors for the City of Columbia Heights performed a re-inspection and noted that violations remained uncorrected. A Statement of Cause was mailed via regular mail to the owner at the address listed on the rental housing license application.
3. That on November 20, 2023, inspectors for the City of Columbia Heights checked records for this property and noted that the violations remained uncorrected.
4. That based upon said records of the Enforcement Office, the following conditions and violations of the City's Property Maintenance Code were found to exist, to-wit:
  - a. Shall repair/replace non-functioning bath exhaust fan in downstairs bathroom found with bare wires visible in cavity; fan removed and patched with plastic access panel sealed with caulk.
5. That all parties, including the License Holder and any occupants or tenants, have been given the appropriate notice of this hearing according to the provisions of the City Code.

#### **ORDER OF COUNCIL**

1. The rental license belonging to the License Holder described herein and identified by license number 23-0006577 is hereby revoked.
2. The city will post for the purpose of preventing occupancy a copy of this order on the buildings covered by the license held by License Holder.
3. The premises become Unlawful to Occupy 45 days from the first day of posting of this Order revoking the license as held by the License Holder.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2023

Offered by:

Seconded by:

Roll Call:

\_\_\_\_\_  
Amáda Márquez Simula, Mayor

Attest:

\_\_\_\_\_  
Sara Ion, City Clerk/Council Secretary

<b>AGENDA SECTION</b>	<b>PUBLIC HEARINGS</b>
<b>MEETING DATE</b>	<b>NOVEMBER 27, 2023</b>

<b>ITEM:</b>	<b>Consideration of Resolution 2023-78, revocation of the license to operate rental units within the city of Columbia Heights against the rental property at 4510 Taylor Street NE for failure to meet the requirements of the Residential Maintenance Codes.</b>										
<b>DEPARTMENT: Fire</b>		<b>BY/DATE: Assistant Fire Chief Dan O'Brien, 11/27/23</b>									
<p><b>CITY STRATEGY:</b> <i>(please indicate areas that apply by adding a bold "X" in front of the selected text below)</i></p> <table border="0"> <tr> <td><input type="checkbox"/> Safe Community</td> <td><input type="checkbox"/> Diverse, Welcoming "Small-Town" Feel</td> </tr> <tr> <td><input type="checkbox"/> Economic Strength</td> <td><input checked="" type="checkbox"/> Excellent Housing/Neighborhoods</td> </tr> <tr> <td><input type="checkbox"/> Equity and Affordability</td> <td><input type="checkbox"/> Strong Infrastructure/Public Services</td> </tr> <tr> <td><input type="checkbox"/> Opportunities for Play and Learning</td> <td><input type="checkbox"/> Engaged, Multi-Generational, Multi-Cultural Population</td> </tr> </table>				<input type="checkbox"/> Safe Community	<input type="checkbox"/> Diverse, Welcoming "Small-Town" Feel	<input type="checkbox"/> Economic Strength	<input checked="" type="checkbox"/> Excellent Housing/Neighborhoods	<input type="checkbox"/> Equity and Affordability	<input type="checkbox"/> Strong Infrastructure/Public Services	<input type="checkbox"/> Opportunities for Play and Learning	<input type="checkbox"/> Engaged, Multi-Generational, Multi-Cultural Population
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<input type="checkbox"/> Economic Strength	<input checked="" type="checkbox"/> Excellent Housing/Neighborhoods										
<input type="checkbox"/> Equity and Affordability	<input type="checkbox"/> Strong Infrastructure/Public Services										
<input type="checkbox"/> Opportunities for Play and Learning	<input type="checkbox"/> Engaged, Multi-Generational, Multi-Cultural Population										

**BACKGROUND:**

Revocation of the license to operate rental units within the city of Columbia Heights is requested against the rental property at:

4510 Taylor Street NE

<b>RECOMMENDED MOTIONS:</b>
<p>MOTION: Move to close the public hearing and waive the reading of Resolution 2023-78, there being ample copies available to the public.</p> <p>MOTION: Move to adopt Resolution 2023-78, being a Resolution of the City Council of the city of Columbia Heights approving revocation, pursuant to City Code, of the rental license listed.</p>

**ATTACHMENT:**

**Res. 2023-78 – Rental Violations Uncorrected – 4510 Taylor St.**

Resolution of the city council for the city of Columbia Heights approving revocation pursuant to city code of that certain property rental license held by Gary Marler (Hereinafter "License Holder").

Whereas, license holder is the legal owner of the real property located at 4510 Taylor Street NE, Columbia Heights, Minnesota,

Whereas, pursuant to city code, written notice setting forth the causes and reasons for the proposed council action contained herein was given to the License Holder on October 27, 2023, of a public hearing to be held on November 27, 2023.

Now, therefore, in accordance with the foregoing, and all ordinances and regulations of the city of Columbia Heights, the city council of the city of Columbia Heights makes the following:

#### **FINDINGS OF FACT**

1. That on August 10, 2022, inspectors for the city of Columbia Heights inspected the property described above and noted violations. A compliance letter listing the violations was mailed by regular mail to the owner at the address listed on the Rental Housing License Application.
2. That on September 15, 2022, October 10, 2022, November 3, 2022, November 28, 2022, May 4, 2023, August 2, 2023, August 31, 2023, and October 27, 2023, inspectors for the city of Columbia Heights performed re-inspections and noted that violations remained uncorrected. A Statement of Cause was mailed via regular mail to the owner at the address listed on the Rental Housing License Application.
3. That on November 20, 2023, inspectors for the city of Columbia Heights checked records for this property and noted that the violations remained uncorrected.
4. That based upon said records of the Enforcement Office, the following conditions and violations of the city's Property Maintenance Code were found to exist, to-wit:
  - a. Shall repair/replace both deteriorated window frames/casings/sills on north side of house and finish in a workmanlike manner to match surrounding areas.
5. That all parties, including the License Holder and any occupants or tenants, have been given the appropriate notice of this hearing according to the provisions of the City Code.

#### **ORDER OF COUNCIL**

1. The rental license belonging to the License Holder described herein and identified by license number 23-0006759 is hereby revoked.
2. The city will post for the purpose of preventing occupancy a copy of this order on the buildings covered by the license held by License Holder.
3. The premises become Unlawful to Occupy 45 days from the first day of posting of this Order revoking the license as held by the License Holder.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2023

Offered by:

Seconded by:

Roll Call:

\_\_\_\_\_  
Amáda Márquez Simula, Mayor

Attest:

\_\_\_\_\_  
Sara Ion, City Clerk/Council Secretary

AGENDA SECTION	ITEMS FOR CONSIDERATION
MEETING DATE	NOVEMBER 27, 2023

<b>ITEM:</b>	<b>Resolutions 2023-79 and 2023-80, Sale of Bond Series 2023A and 2023B.</b>		
<b>DEPARTMENT:</b>	<b>Finance</b>	<b>BY/DATE:</b>	<b>Joe Kloiber / November 20, 2023</b>
<b>CORE CITY STRATEGIES: (please indicate areas that apply by adding an "X" in front of the selected text below)</b>			
<input type="checkbox"/> Healthy and Safe Community		<input type="checkbox"/> Thriving and Vibrant Destination Community	
<input type="checkbox"/> Equitable, Diverse, Inclusive, and Friendly		<input checked="" type="checkbox"/> Strong Infrastructure and Public Services	
<input checked="" type="checkbox"/> Trusted and Engaged Leadership		<input type="checkbox"/> Sustainable	

**BACKGROUND:**

At its October 23, 2023, meeting, the city council adopted Resolutions 2023-56 and 2023-62 setting forth the November 27<sup>th</sup>, 2023, sale of bond series 2023A and 2023B. The City's municipal advisor, Ehlers Inc. will obtain interest rate proposals for these bond sales from the financial markets during the day of November 27<sup>th</sup>, 2023. At the 6 pm council meeting, Ehlers will present verbal and written reports summarizing the proposals. Typically, Ehlers will also recommend that the council accept the lowest bid and affirm the sale.

Included in the council packet are drafts of Resolutions 2023-79 and 2023-80 prepared by the City's bond counsel to accept the terms of these sales. Following the council's action on this agenda item, these draft resolutions will be updated to reflect the actual proposal terms accepted.

For additional reference, the repayment source and financing purpose for these two bond issues as detailed in the October 23<sup>rd</sup> meeting packet is repeated here:

*Proposed refunding bond series 2023A will be repaid by funds from the private developer Alatus. This refunding bond replaces the outstanding bond series 2021A, to extend the time for Alatus to obtain permanent financing for their purchase of the former Rainbow shopping center property at 43rd and Central Ave NE. Until then, these bond issues are serving as temporary financing for that redevelopment. This bond series will not result in any additional special assessments or property taxes. This project is described more fully in various recent and upcoming EDA agenda items.*

*Proposed bond series 2023B will be repaid with special assessments which have been levied for completed improvements, principally projects #2002 and #2202 in street rehab zones 4B,5,6,7. This bond series will not result in any additional special assessments or property taxes.*

**RECOMMENDED MOTION(S):**

MOTION: Move to waive the reading of Resolution 2023-79, there being ample copies available to the public.  
MOTION: Move to adopt resolution no. 2023-79, a resolution awarding the sale of taxable general obligation temporary tax increment refunding bonds, series 2023A, in the original aggregate principal amount of \$ \_\_\_\_\_; fixing their form and specifications; directing their execution and delivery; providing for their payment; and authorizing the execution of documents in connection therewith.



MOTION: Move to waive the reading of Resolution 2023-80, there being ample copies available to the public.  
MOTION: Move to adopt resolution no. 2023-80, a resolution awarding the sale of general obligation improvement bonds, series 2023B, in the original aggregate principal amount of \$\_\_\_\_\_; fixing their form and specifications; directing their execution and delivery; providing for their payment; and authorizing the execution of documents in connection therewith.

**ATTACHMENT(S):**

Draft Resolution 2023-79

Draft Resolution 2023-80

## CITY OF COLUMBIA HEIGHTS, MINNESOTA

## RESOLUTION NO. 2023-079

**A RESOLUTION AWARDING THE SALE OF TAXABLE  
GENERAL OBLIGATION TEMPORARY TAX INCREMENT  
REFUNDING BONDS, SERIES 2023A, IN THE ORIGINAL  
AGGREGATE PRINCIPAL AMOUNT OF \$6,615,000; FIXING  
THEIR FORM AND SPECIFICATIONS; DIRECTING THEIR  
EXECUTION AND DELIVERY; PROVIDING FOR THEIR  
PAYMENT; AUTHORIZING THE EXECUTION OF  
DOCUMENTS IN CONNECTION THEREWITH; AND  
PROVIDING FOR THE REDEMPTION OF BONDS REFUNDED  
THEREBY**

BE IT RESOLVED By the City Council of the City of Columbia Heights, Anoka County, Minnesota (the “City”), as follows:

Section 1. Sale of the Bond.

1.01. Authorization. Pursuant to a resolution adopted by the City Council on October 23, 2023, the City authorized the sale of its Taxable General Obligation Temporary Tax Increment Refunding Bonds, Series 2023A (the “Bond”), pursuant to Minnesota Statutes, Chapters 469 and 475, as amended, including Sections 469.174 through 469.1794, particularly Section 469.178, subdivision 5, Section 475.65, subdivision 6, and Section 475.67, subdivision 3 (collectively, the “Act”), to refinance the City’s Taxable General Obligation Temporary Tax Increment Bonds, Series 2021A (the “Refunded Bond”), dated July 29, 2021, issued in the original aggregate principal amount of \$5,935,000. The Refunded Bond is outstanding in the full principal amount as is subject to optional redemption on or after August 1, 2022. The City used the proceeds of the Refunded Bond to pay all or a portion of the public redevelopment costs incurred or to be incurred within the Alatus TIF District (the “TIF District”) established within the Downtown Central Business Redevelopment Project as identified in the tax increment financing plan for the TIF District, including but not limited to a bridge loan provided to Alatus Columbia Heights II LLC, a Delaware limited liability company, for land acquisition, demolition, and related costs (the “Project Costs”).

1.02. Award to the Purchaser and Interest Rate. A tabulation of proposals received for the purchase of the Bond is attached hereto as EXHIBIT A. The proposal of Robert W. Baird & Co., Inc., Milwaukee, Wisconsin, as syndicate manager (the “Purchaser”), to purchase the Bond is hereby found and determined to be a reasonable offer and is hereby accepted, the proposal being to purchase the Bond at a price of \$6,575,971.50 (par amount of \$6,615,000.00, plus original issue premium of \$5,622.75, less underwriter’s discount of \$44,651.25), plus accrued interest, if any, to the date of delivery for the Bond. The Bond shall bear interest at a rate of 5.200% per annum. The true interest cost of the Bond is 5.4915352%.

1.03. Purchase Contract. The amount proposed by the Purchaser in excess of the minimum bid shall be credited to the Debt Service Fund hereinafter created or deposited in the Redemption Fund hereinafter created, as determined by the Finance Director in consultation with the City’s municipal advisor. The good faith deposit of the Purchaser shall be retained and deposited until the Bond has been

delivered and shall be deducted from the purchase price paid at settlement. The Mayor and the City Manager, or if the City Manager position is vacant, the Interim City Manager (hereinafter, the “City Manager”), are directed to execute a contract with the Purchaser on behalf of the City.

1.04. Terms and Principal Amount of the Bond. The City will forthwith issue and sell the Bond pursuant to the Act, in the total principal amount of \$6,615,000, originally dated the date of delivery (which is anticipated to be December 14, 2023), in the denomination of \$5,000 each or any integral multiple thereof, numbered No. R-1, bearing interest as above set forth, and maturing on February 1, 2026.

1.05. Optional Redemption. The City may elect on August 1, 2024, and on any day thereafter to prepay the Bond. Redemption may be in whole or in part and if in part, at the option of the City and in such manner as the City will determine. If less than all of the Bond is called for redemption, the City will notify DTC (as defined in Section 7 hereof) of the particular amount to be prepaid. DTC will determine by lot the amount of each participant’s interest in such maturity to be redeemed and each participant will then select by lot the beneficial ownership interests in such maturity to be redeemed. Prepayments will be at a price of par plus accrued interest.

## Section 2. Registration and Payment.

2.01. Registered Form. The Bond will be issued only in fully registered form. The interest thereon and, upon surrender of the Bond, the principal amount thereof, is payable by check or draft issued by the Registrar described herein.

2.02. Dates; Interest Payment Dates. The Bond will be dated as of the last interest payment date preceding the date of authentication to which interest on the Bond has been paid or made available for payment, unless (i) the date of authentication is an interest payment date to which interest has been paid or made available for payment, in which case the Bond will be dated as of the date of authentication, or (ii) the date of authentication is prior to the first interest payment date, in which case the Bond will be dated as of the date of original issue. The interest on the Bond is payable on February 1 and August 1 of each year, commencing August 1, 2024, to the registered owners of record thereof as of the close of business on the fifteenth day of the immediately preceding month, whether or not such day is a business day.

2.03. Registration. The City will appoint a bond registrar, transfer agent, authenticating agent and paying agent (the “Registrar” and “Paying Agent”). The effect of registration and the rights and duties of the City and the Registrar with respect thereto are as follows:

(a) Register. The Registrar must keep at its principal corporate trust office a bond register in which the Registrar provides for the registration of ownership of the Bond and the registration of transfers and exchanges of the Bond entitled to be registered, transferred or exchanged.

(b) Transfer of Bond. Upon surrender for transfer of the Bond duly endorsed by the registered owner thereof or accompanied by a written instrument of transfer, in form satisfactory to the Registrar, duly executed by the registered owner thereof or by an attorney duly authorized by the registered owner in writing, the Registrar will authenticate and deliver, in the name of the designated transferee or transferees, one or more new Bonds of a like aggregate principal amount and maturity, as requested by the transferor. The Registrar may, however, close the books for registration of any transfer after the fifteenth day of the month preceding each interest payment date and until that interest payment date.

(c) Exchange of Bond. When the Bond is surrendered by the registered owner for exchange the Registrar will authenticate and deliver one or more new Bonds of a like aggregate principal amount and maturity as requested by the registered owner or the owner's attorney in writing.

(d) Cancellation. The Bond surrendered upon transfer or exchange will be promptly cancelled by the Registrar and thereafter disposed of as directed by the City.

(e) Improper or Unauthorized Transfer. When the Bond is presented to the Registrar for transfer, the Registrar may refuse to transfer the Bond until the Registrar is satisfied that the endorsement on the Bond or separate instrument of transfer is valid and genuine and that the requested transfer is legally authorized. The Registrar will incur no liability for the refusal, in good faith, to make transfers which it, in its judgment, deems improper or unauthorized.

(f) Persons Deemed Owners. The City and the Registrar may treat the person in whose name the Bond is registered in the bond register as the absolute owner of the Bond, whether the Bond is overdue or not, for the purpose of receiving payment of, or on account of, the principal of and interest on the Bond and for all other purposes, and payments so made to a registered owner or upon the owner's order will be valid and effectual to satisfy and discharge the liability upon the Bond to the extent of the sum or sums so paid.

(g) Taxes, Fees and Charges. The Registrar may impose a charge upon the owner thereof for a transfer or exchange of the Bond sufficient to reimburse the Registrar for any tax, fee or other governmental charge required to be paid with respect to the transfer or exchange.

(h) Mutilated, Lost, Stolen or Destroyed Bond. If the Bond becomes mutilated or is destroyed, stolen or lost, the Registrar will deliver a new Bond of like amount, number, maturity date and tenor in exchange and substitution for and upon cancellation of the mutilated Bond or in lieu of and in substitution for a Bond destroyed, stolen or lost, upon the payment of the reasonable expenses and charges of the Registrar in connection therewith; and, in the case of the Bond destroyed, stolen or lost, upon filing with the Registrar of evidence satisfactory to it that the Bond was destroyed, stolen or lost, and of the ownership thereof, and upon furnishing to the Registrar an appropriate bond or indemnity in form, substance and amount satisfactory to it and as provided by law, in which both the City and the Registrar must be named as obligees. The Bond so surrendered to the Registrar will be cancelled by the Registrar and evidence of such cancellation must be given to the City. If the mutilated, destroyed, stolen or lost Bond has already matured or been called for redemption in accordance with its terms it is not necessary to issue a new Bond prior to payment.

(i) Redemption. In the event the Bond is called for redemption, notice thereof identifying the Bond to be redeemed will be given by the Registrar by mailing a copy of the redemption notice by first class mail (postage prepaid) to the registered owner of the Bond to be redeemed at the address shown on the registration books kept by the Registrar and by publishing the notice if required by law. Failure to give notice by publication or by mail to any registered owner, or any defect therein, will not affect the validity of the proceedings for the redemption of the Bond. The Bond so called for redemption will cease to bear interest after the specified redemption date, provided that the funds for the redemption are on deposit with the place of payment at that time.

2.04. Appointment of Initial Registrar. The City appoints Bond Trust Services Corporation, Roseville, Minnesota, as the initial Registrar. The Mayor and the City Manager are authorized to execute and deliver, on behalf of the City, a contract with the Registrar. Upon merger or consolidation of the Registrar with another corporation, if the resulting corporation is a bank or trust company authorized by law to conduct such business, the resulting corporation is authorized to act as successor Registrar. The City agrees to pay the reasonable and customary charges of the Registrar for the services performed. The City reserves the right to remove the Registrar upon thirty (30) days' notice and upon the appointment of a successor Registrar, in which event the predecessor Registrar must deliver all cash and the Bond in its possession to the successor Registrar and must deliver the bond register to the successor Registrar. On or before each principal or interest due date, without further order of the City Council, the Finance Director must transmit to the Registrar moneys sufficient for the payment of all principal and interest then due.

2.05. Execution, Authentication and Delivery. The Bond will be prepared under the direction of the City Manager and executed on behalf of the City by the signatures of the Mayor and the City Manager, provided that those signatures may be printed, engraved or lithographed facsimiles of the originals. If an officer whose signature or a facsimile of whose signature appears on the Bond ceases to be such officer before the delivery of the Bond, that signature or facsimile will nevertheless be valid and sufficient for all purposes, the same as if the officer had remained in office until delivery. Notwithstanding such execution, the Bond will not be valid or obligatory for any purpose or entitled to any security or benefit under this resolution unless and until a certificate of authentication on the Bond has been duly executed by the manual signature of an authorized representative of the Registrar. Certificates of authentication on a different Bond need not be signed by the same representative. The executed certificate of authentication on the Bond is conclusive evidence that it has been authenticated and delivered under this resolution. When the Bond has been so prepared, executed and authenticated, the City Manager will deliver the same to the Purchaser upon payment of the purchase price in accordance with the contract of sale heretofore made and executed, and the Purchaser is not obligated to see to the application of the purchase price.

### Section 3. Form of Bond.

3.01. Execution of the Bond. The Bond will be printed or typewritten in substantially the form attached hereto as EXHIBIT B.

3.02. Approving Legal Opinion. The City Manager is authorized and directed to obtain a copy of the proposed approving legal opinion of Kennedy & Graven, Chartered, Minneapolis, Minnesota, and to cause the opinion to be printed on or accompany the Bond.

### Section 4. Payment; Security; Pledges and Covenants.

4.01. Debt Service Fund. The Bond will be payable from the Taxable General Obligation Temporary Tax Increment Refunding Bonds, Series 2023A Debt Service Fund (the "Debt Service Fund") hereby created. The Debt Service Fund shall be administered and maintained by the Finance Director of the City as a bookkeeping account separate and apart from all other funds maintained in the official financial records of the City. Tax increment revenues resulting from increases in taxable valuation of real property in the TIF District (the "Tax Increment Revenues") received by the Columbia Heights Economic Development Authority (the "Authority") from the TIF District are pledged to the Debt Service Fund pursuant to the Pledge Agreement (hereinafter defined). There is also appropriated to the Debt Service Fund (i) amounts over the minimum purchase price of the Bond paid by the Purchaser, to the extent designated for deposit in the Debt Service Fund in accordance with Section 1.03 hereof; (ii) capitalized interest financed from Bond proceeds, if any; and (iii) rounding in the amount of \$1,738.25.

4.02. Redemption Fund. All proceeds of the Bond, less the appropriations made in Section 4.01 hereof and the costs of issuance of the Bond, will be deposited in a separate fund (the “Redemption Fund”) to be used solely to pay the Refunded Bond on December 29, 2023 (the “Redemption Date”). Any balance remaining in the Redemption Fund after the payment in full of the Refunded Bond shall be deposited in the Debt Service Fund herein created for the Bond.

4.03. Pledge Agreement. An Amended and Restated Tax Increment Pledge Agreement between the City and the Authority, to be dated the date of issuance and delivery of the Bond (the “Pledge Agreement”), is hereby approved and shall be executed by the Mayor and the City Manager in substantially the form now on file with the City, with such additions, deletions, and other changes as are approved by the City Manager. The Pledge Agreement is to be executed and delivered in order to satisfy the requirements of Section 469.178, subdivision 2, Section 475.58, subdivision 1, and Section 475.61, subdivision 1 of the Act. The Pledge Agreement creates rights in the City and the Authority but is not intended to create duties or obligations of the City or the Authority to any other persons (including the beneficial or registered owners of the Bond) with respect to the Tax Increment Revenues or other revenues described or referenced in the Pledge Agreement, except to the extent required by applicable law, and is not intended to create rights in or claims by any other persons (including the beneficial or registered owners of the Bond) with respect to the Tax Increment Revenues or other revenues described or referenced in the Pledge Agreement, except to the extent required by applicable law. The Pledge Agreement amends and restates the Tax Increment Pledge Agreement, dated July 29, 2021, between the City and the Authority.

4.04. Tax Increment Revenues. The estimated amount of the Tax Increment Revenues available to pay debt service on the Bond exceeds twenty percent (20%) of the Project Costs related to the TIF District. The total Project Costs are estimated to be at least equal to the amount of the Bond.

4.05. General Obligation Pledge. For the prompt and full payment of the principal of and interest on the Bond, as the same respectively become due, the full faith, credit, and taxing powers of the City are irrevocably pledged. If a payment of principal of or interest on the Bond becomes due when there is not sufficient money in the Debt Service Fund to pay the same, the Finance Director is directed to pay such principal or interest from the general fund of the City, and the general fund will be reimbursed for those advances out of the proceeds of Tax Increment Revenues when received.

Furthermore, in accordance with its statutory duties under Section 475.61, subdivision 6 and Section 469.178, subdivision 5 of the Act, the City covenants and agrees with the holders of the Bond that if the Bond cannot be paid at maturity from Tax Increment Revenues or from other funds appropriated by the City Council, the Bond will be paid from the proceeds of definitive bonds that will be issued and sold prior to the maturity date of the Bond.

4.06. Debt Service Coverage. It is hereby determined that the estimated collection of the Tax Increment Revenues for the payment of principal of and interest on the Bond will produce at least five percent (5%) in excess of the amount needed to meet, when due, the principal and interest payments on the Bond and that no tax levy is needed at this time.

4.07. Prior Debt Service Fund. The debt service fund heretofore established for the Refunded Bond pursuant to the resolution providing for the issuance and sale of the Refunded Bond shall be closed following the payment of the Refunded Bond, and all monies therein shall be transferred to the Debt Service Fund herein created.

4.08. Certificate of Manager of Property Records and Taxation as to Registration. The City Manager is authorized and directed to file a certified copy of this resolution with the Manager of Property Records and Taxation of Anoka County, Minnesota and to obtain the certificate required by Section 475.63 of the Act.

Section 5. Refunding of Temporary Bond; Findings.

5.01. Purpose of Refunding. Proceeds of the Bond will be used to pay the Refunded Bond on the Redemption Date, thereby providing additional temporary financing for the Project. It is hereby found and determined that based upon information presently available from the City's municipal advisor, the issuance of the Bond, a portion of which will be used to refund the Refunded Bond, is consistent with covenants made with the holder of the Refunded Bond and is necessary and desirable for the reduction of debt service costs to the City.

5.02. Application of Proceeds of Bond. It is hereby found and determined that the proceeds of the Bond deposited in the Redemption Fund, along with any other funds on hand in the debt service fund established for the Refunded Bond, will be sufficient to pay all of the principal of, interest on and redemption premium (if any) on the Refunded Bond on the Redemption Date.

5.03. Redemption; Date of Redemption; Notice of Call for Redemption. The Refunded Bond will be redeemed and prepaid on the Redemption Date. The Refunded Bond will be redeemed and prepaid in accordance with the terms of the Refunded Bond and in accordance with the terms and conditions set forth in the form of Notice of Call for Redemption attached hereto as EXHIBIT C, which terms and conditions are hereby approved and incorporated herein by reference. The registrar for the Refunded Bond is authorized and directed to send a copy of the Notice of Call for Redemption to each registered holder of the Refunded Bond at least thirty (30) days prior to the Redemption Date.

Section 6. Authentication of Transcript.

6.01. City Proceedings and Records. The officers of the City are authorized and directed to prepare and furnish to the Purchaser and to the attorneys approving the Bond certified copies of proceedings and records of the City relating to the Bond and to the financial condition and affairs of the City, and such other certificates, affidavits and transcripts as may be required to show the facts within their knowledge or as shown by the books and records in their custody and under their control, relating to the validity and marketability of the Bond, and such instruments, including any heretofore furnished, may be deemed representations of the City as to the facts stated therein.

6.02. Certification as to Official Statement. The Mayor, the City Manager, and the Finance Director are authorized and directed to certify that they have examined the Official Statement prepared and circulated in connection with the issuance and sale of the Bond and that to the best of their knowledge and belief the Official Statement is a complete and accurate representation of the facts and representations made therein as of the date of the Official Statement.

6.03. Closing Certificates. The Mayor, the City Manager, and the Finance Director are hereby authorized and directed to furnish to the Purchaser at the closing such certificates as are required as a condition of sale. Unless litigation shall have been commenced and be pending questioning the Bond or the organization of the City or incumbency of its officers, at the closing the Mayor, the City Manager, and the Finance Director shall also execute and deliver to the Purchaser a suitable certificate as to absence of

material litigation, and the Finance Director shall also execute and deliver a certificate as to payment for and delivery of the Bond.

6.04. Electronic Signatures. The electronic signature of the Mayor, the City Manager, the Finance Director, and/or the City Clerk to this resolution and to any certificate authorized to be executed hereunder shall be as valid as an original signature of such party and shall be effective to bind the City thereto. For purposes hereof, (i) “electronic signature” means a manually signed original signature that is then transmitted by electronic means; and (ii) “transmitted by electronic means” means sent in the form of a facsimile or sent via the internet as a portable document format (“pdf”) or other replicating image attached to an electronic mail or internet message.

6.05. Payment of Costs of Issuance. The City authorizes the Purchaser to forward the amount of Bond proceeds allocable to the payment of issuance expenses in accordance with the closing memorandum to be prepared and distributed by Ehlers and Associates, Inc., the municipal advisor to the City, on the date of closing.

#### Section 7. Book-Entry System; Limited Obligation of City.

7.01. DTC. The Bond will be initially issued in the form of a separate single typewritten or printed fully registered Bond for the maturity set forth in Section 1.04 hereof. Upon initial issuance, the ownership of the Bond will be registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York, and its successors and assigns (“DTC”). Except as provided in this section, all of the outstanding Bond will be registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee of DTC.

7.02. Participants. With respect to the Bond registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee of DTC, the City, the Registrar and the Paying Agent will have no responsibility or obligation to any broker dealers, banks and other financial institutions from time to time for which DTC holds the Bond as a securities depository (the “Participants”) or to any other person on behalf of which a Participant holds an interest in the Bond, including but not limited to any responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any Participant with respect to any ownership interest in the Bond, (ii) the delivery to any Participant or any other person (other than a registered owner of the Bond, as shown by the registration books kept by the Registrar), of any notice with respect to the Bond, including any notice of redemption, or (iii) the payment to any Participant or any other person, other than a registered owner of the Bond, of any amount with respect to principal of, premium, if any, or interest on the Bond. The City, the Registrar and the Paying Agent may treat and consider the person in whose name the Bond is registered in the registration books kept by the Registrar as the holder and absolute owner of the Bond for the purpose of payment of principal, premium and interest with respect to the Bond, for the purpose of registering transfers with respect to the Bond, and for all other purposes. The Paying Agent will pay all principal of, premium, if any, and interest on the Bond only to or on the order of the respective registered owners, as shown in the registration books kept by the Registrar, and all such payments will be valid and effectual to fully satisfy and discharge the City’s obligations with respect to payment of principal of, premium, if any, or interest on the Bond to the extent of the sum or sums so paid. No person other than a registered owner of Bond, as shown in the registration books kept by the Registrar, will receive a certificated Bond evidencing the obligation of this resolution. Upon delivery by DTC to the City Manager of a written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., the words “Cede & Co.” will refer to such new nominee of DTC; and upon receipt of such a notice, the City Manager will promptly deliver a copy of the same to the Registrar and Paying Agent.



7.03. Representation Letter. The City has heretofore executed and delivered to DTC a Blanket Issuer Letter of Representations (the “Representation Letter”) which will govern payment of principal of, premium, if any, and interest on the Bond and notices with respect to the Bond. Any Paying Agent or Registrar subsequently appointed by the City with respect to the Bond will agree to take all action necessary for all representations of the City in the Representation Letter with respect to the Registrar and Paying Agent, respectively, to be complied with at all times.

7.04. Transfers Outside Book-Entry System. In the event the City, by resolution of the City Council, determines that it is in the best interests of the persons having beneficial interests in the Bond that they be able to obtain Bond certificates, the City will notify DTC, whereupon DTC will notify the Participants, of the availability through DTC of Bond certificates. In such event the City will issue, transfer and exchange Bond certificates as requested by DTC and any other registered owners in accordance with the provisions of this resolution. DTC may determine to discontinue providing its services with respect to the Bond at any time by giving notice to the City and discharging its responsibilities with respect thereto under applicable law. In such event, if no successor securities depository is appointed, the City will issue and the Registrar will authenticate Bond certificates in accordance with this resolution and the provisions hereof will apply to the transfer, exchange and method of payment thereof.

7.05. Payments to Cede & Co. Notwithstanding any other provision of this resolution to the contrary, so long as the Bond is registered in the name of Cede & Co., as nominee of DTC, payments with respect to principal of, premium, if any, and interest on the Bond and all notices with respect to the Bond will be made and given, respectively in the manner provided in DTC’s Operational Arrangements, as set forth in the Representation Letter.

#### Section 8. Continuing Disclosure.

8.01. Execution of Continuing Disclosure Certificate. “Continuing Disclosure Certificate” means that certain Continuing Disclosure Certificate executed by the Mayor and City Manager and dated the date of issuance and delivery of the Bond, as originally executed and as it may be amended from time to time in accordance with the terms thereof.

8.02. City Compliance with Provisions of Continuing Disclosure Certificate. The City hereby covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Certificate. Notwithstanding any other provision of this resolution, failure of the City to comply with the Continuing Disclosure Certificate is not to be considered an event of default with respect to the Bond; however, any Bondholder may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the City to comply with its obligations under this section.

Section 9. Defeasance. When all of the Bond and all interest thereon have been discharged as provided in this section, all pledges, covenants and other rights granted by this resolution to the holders of the Bond will cease, except that the pledge of the full faith and credit of the City for the prompt and full payment of the principal of and interest on the Bond will remain in full force and effect. The City may discharge all of the Bond which is due on any date by depositing with the Registrar on or before that date a sum sufficient for the payment thereof in full. If the Bond should not be paid when due, it may nevertheless be discharged by depositing with the Registrar a sum sufficient for the payment thereof in full with interest accrued to the date of such deposit.

Approved this 27<sup>th</sup> day of November, 2023, by the City Council of the City of Columbia Heights, Minnesota.

Offered by:  
Seconded by:  
Roll Call:

---

Amáda Márquez Simula, Mayor

ATTEST:

---

Sara Ion, City Clerk

**EXHIBIT A**  
**PROPOSALS**



## BID TABULATION

**\$6,675,000\* Taxable General Obligation Temporary Tax Increment Financing Bonds, Series 2023A**

**City of Columbia Heights, Minnesota**

**SALE:** November 27, 2023

**AWARD:** BAIRD

**Rating:** S&P Global Ratings "AA"

Taxable - Non-Bank Qualified

NAME OF BIDDER	MATURITY (February 1)	REOFFERING YIELD	COUPON RATE	PRICE	TRUE INTEREST RATE
BAIRD					
Milwaukee, Wisconsin	2026	5.050%	5.200%	\$6,635,617.50	5.4915%
C.L. King & Associates					
Colliers Securities LLC					
Sierra Pacific Securities					
Crews & Associates, Inc.					
Commerce Bank, N.A.					
UMB Bank, N.A.					
Oppenheimer & Co.					
First Bankers' Banc Securities, Inc.					
Isaak Bond Investments, Inc					
Celadon Financial Group, LLC					
FMS Bonds Inc.					
Alliance Global Partners					
Wintrust Investments, LLC					
First Southern LLC					
Midland Securities					
Multi Bank Securities Inc.					
Dinosaur Securities					
Mountainside Securities LLC					
StoneX Financial Inc.					
Valdes and Moreno					
Central States Capital Markets					
Carty & Company, Inc.					
Seaport Global Securities LLC					

\* Subsequent to bid opening the issue size was decreased to \$6,615,000.

Adjusted Price - \$6,575,971.50      Adjusted Net Interest Cost - \$771,897.00      Adjusted TIC - 5.4915%

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🌐 www.ehlers-inc.com

NAME OF BIDDER	MATURITY (February 1)	PRICE	TRUE INTEREST RATE
NORTHLAND SECURITIES, INC. Minneapolis, Minnesota		\$6,634,950.00	5.6718%
BNY MELLON CAPITAL MANAGEMENT Pittsburgh, Pennsylvania		\$6,635,217.00	5.7449%
KEYBANC CAPITAL MARKETS INCORPORATED Cleveland, Ohio		\$6,639,956.25	5.9092%

Bid Tabulation  
 City of Columbia Heights, Minnesota  
 \$6,675,000\* Taxable General Obligation Temporary Tax Increment Financing Bonds, Series 2023A

November 27, 2023

Page 2

**EXHIBIT B**  
**FORM OF BOND**

No. R-\_\_\_\_\_

\$\_\_\_\_\_

UNITED STATES OF AMERICA  
STATE OF MINNESOTA  
COUNTY OF ANOKA  
CITY OF COLUMBIA HEIGHTS

TAXABLE GENERAL OBLIGATION TEMPORARY TAX INCREMENT REFUNDING BOND  
SERIES 2023A

<u>Rate</u>	<u>Maturity</u>	<u>Date of Original Issue</u>	<u>CUSIP</u>
_____ %	February 1, 2026	December 14, 2023	

Registered Owner: Cede &amp; Co.

The City of Columbia Heights, Minnesota, a duly organized and existing municipal corporation in Anoka County, Minnesota (the “City”), acknowledges itself to be indebted and for value received hereby promises to pay to the Registered Owner specified above or registered assigns, the principal sum of \$6,615,000 on the maturity date specified above, with interest thereon from the date hereof at the annual rate specified above (calculated on the basis of a 360 day year of twelve 30 day months), payable February 1 and August 1 in each year, commencing August 1, 2024, to the person in whose name this Bond is registered at the close of business on the fifteenth day (whether or not a business day) of the immediately preceding month. The interest hereon and, upon presentation and surrender hereof, the principal hereof are payable in lawful money of the United States of America by check or draft by Bond Trust Services Corporation, Roseville, Minnesota, as Bond Registrar, Paying Agent, Transfer Agent and Authenticating Agent, or its designated successor under the Resolution described herein. For the prompt and full payment of such principal and interest as the same respectively become due, the full faith and credit and taxing powers of the City have been and are hereby irrevocably pledged.

The City may elect on August 1, 2024, and on any day thereafter to prepay this Bond. Redemption may be in whole or in part and if in part, at the option of the City and in such manner as the City will determine. If less than all of the Bond is called for redemption, the City will notify The Depository Trust Company (“DTC”) of the particular amount to be prepaid. DTC will determine by lot the amount of each participant’s interest to be redeemed and each participant will then select by lot the beneficial ownership interests to be redeemed. Prepayments will be at a price of par plus accrued interest.

This Bond is issued pursuant to a resolution adopted by the City Council on November 27, 2023 (the “Resolution”), for the purpose of providing money to aid in refunding certain outstanding general obligations of the City, thereby providing additional temporary financing for public redevelopment costs of projects in the Alatus TIF District (the “TIF District”) in the City, pursuant to and in full conformity with the home rule charter of the City and the Constitution and laws of the State of Minnesota, including Minnesota Statutes, Chapters 469 and 475, as amended, including Sections 469.174 through 469.1794,

particularly Section 469.178, subdivision 5, Section 475.65, subdivision 6, and Section 475.67, subdivision 3. The principal hereof and interest hereon are payable primarily from tax increments resulting in increases in the taxable value of real property in the TIF District and from proceeds of definitive bonds to be issued by the City prior to the maturity hereof, as set forth in the Resolution to which reference is made for a full statement of rights and powers thereby conferred. The Columbia Heights Economic Development Authority (the "Authority") has pledged the tax increments from the TIF District to the City for payment of the principal of and interest on the Bond, pursuant to the terms of an Amended and Restated Tax Increment Pledge Agreement of even date herewith between the City and the Authority. The full faith and credit of the City is irrevocably pledged for payment of this Bond and the City Council has obligated itself to levy ad valorem taxes on all taxable property in the City in the event of any deficiency in tax increment revenues pledged, which taxes may be levied without limitation as to rate or amount. The Bond is issued only as a fully registered Bond in denominations of \$5,000 or any integral multiple thereof of single maturities.

As provided in the Resolution and subject to certain limitations set forth therein, this Bond is transferable upon the books of the City at the principal office of the Bond Registrar, by the registered owner hereof in person or by the owner's attorney duly authorized in writing, upon surrender hereof together with a written instrument of transfer satisfactory to the Bond Registrar, duly executed by the registered owner or the owner's attorney; and may also be surrendered in exchange for a Bond of other authorized denominations. Upon such transfer or exchange the City will cause a new Bond to be issued in the name of the transferee or registered owner, of the same aggregate principal amount, bearing interest at the same rate and maturing on the same date, subject to reimbursement for any tax, fee or governmental charge required to be paid with respect to such transfer or exchange.

The City and the Bond Registrar may deem and treat the person in whose name this Bond is registered as the absolute owner hereof, whether this Bond is overdue or not, for the purpose of receiving payment and for all other purposes, and neither the City nor the Bond Registrar will be affected by any notice to the contrary.

IT IS HEREBY CERTIFIED, RECITED, COVENANTED AND AGREED that all acts, conditions and things required by the home rule charter of the City and the Constitution and laws of the State of Minnesota, to be done, to exist, to happen and to be performed preliminary to and in the issuance of this Bond in order to make it a valid and binding general obligation of the City in accordance with its terms, have been done, do exist, have happened and have been performed as so required, and that the issuance of this Bond does not cause the indebtedness of the City to exceed any constitutional, charter, or statutory limitation of indebtedness.

This Bond is not valid or obligatory for any purpose or entitled to any security or benefit under the Resolution until the Certificate of Authentication hereon has been executed by the Bond Registrar by manual signature of one of its authorized representatives.

IN WITNESS WHEREOF, the City of Columbia Heights, Anoka County, Minnesota, by its City Council, has caused this Bond to be executed on its behalf by the facsimile or manual signatures of the Mayor and City Manager and has caused this Bond to be dated as of the date set forth below.

Dated: December 14, 2023

**CITY OF COLUMBIA HEIGHTS,  
MINNESOTA**

\_\_\_\_\_  
(Facsimile)  
Mayor

\_\_\_\_\_  
(Facsimile)  
City Manager

**CERTIFICATE OF AUTHENTICATION**

This is the Bond delivered pursuant to the Resolution mentioned within.

**BOND TRUST SERVICES CORPORATION**

By \_\_\_\_\_  
Authorized Representative

**ABBREVIATIONS**

The following abbreviations, when used in the inscription on the face of this Bond, will be construed as though they were written out in full according to applicable laws or regulations:

TEN COM -- as tenants in common

UNIF GIFT MIN ACT

\_\_\_\_\_  
Custodian \_\_\_\_\_  
(Cust) (Minor)

TEN ENT -- as tenants by entireties

under Uniform Gifts or Transfers to Minors  
Act, State of \_\_\_\_\_

JT TEN -- as joint tenants with right of  
survivorship and not as tenants in common

Additional abbreviations may also be used though not in the above list.



## ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto \_\_\_\_\_ the within Bond and all rights thereunder, and does hereby irrevocably constitute and appoint \_\_\_\_\_ attorney to transfer the said Bond on the books kept for registration of the within Bond, with full power of substitution in the premises.

Dated: \_\_\_\_\_

Notice:           The assignor's signature to this assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration or any change whatever.

Signature Guaranteed:

\_\_\_\_\_

NOTICE: Signature(s) must be guaranteed by a financial institution that is a member of the Securities Transfer Agent Medallion Program ("STAMP"), the Stock Exchange Medallion Program ("SEMP"), the New York Stock Exchange, Inc. Medallion Signatures Program ("MSP") or other such "signature guarantee program" as may be determined by the Registrar in addition to, or in substitution for, STAMP, SEMP or MSP, all in accordance with the Securities Exchange Act of 1934, as amended.

The Bond Registrar will not effect transfer of this Bond unless the information concerning the assignee requested below is provided.

Name and Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
(Include information for all joint owners if this Bond is held by joint account.)

Please insert social security or other identifying number of assignee

\_\_\_\_\_

\_\_\_\_\_

**PROVISIONS AS TO REGISTRATION**

The ownership of the principal of and interest on the within Bond has been registered on the books of the Registrar in the name of the person last noted below.

Date of RegistrationRegistered OwnerSignature of  
Officer of Registrar

Cede & Co.  
Federal ID #13-2555119

**EXHIBIT C****NOTICE OF CALL FOR REDEMPTION**

\$5,935,000  
CITY OF COLUMBIA HEIGHTS, MINNESOTA  
TAXABLE GENERAL OBLIGATION TEMPORARY TAX INCREMENT BONDS  
SERIES 2021A

NOTICE IS HEREBY GIVEN that, by order of the City Council of the City of Columbia Heights, Minnesota (the “City”), there have been called for redemption and prepayment on

December 29, 2023

all outstanding principal of the bonds of the City designated as the Taxable General Obligation Temporary Tax Increment Bonds, Series 2021A (the “Bond”), dated July 29, 2021, having a stated maturity date of February 1, 2024, totaling \$5,935,000 in principal amount, and with the following CUSIP number:

<u>Year of Maturity</u>	<u>Amount to Be Redeemed</u>	<u>CUSIP</u>
2024	\$5,935,000	197684 UE1

The Bond is being called at a price of par plus accrued interest to December 29, 2023, on which date all interest on the Bond will cease to accrue. Redemption shall be within a maturity chosen by random selection by U.S. Bank Trust Company, National Association, as paying agent and registrar. Holders of the Bond hereby called for partial redemption are requested to present the Bond for payment at the office of U.S. Bank Trust Company, National Association, as registrar and paying agent, on or before December 29, 2023:

U.S. Bank Trust Company, National Association  
Corporate Trust Services  
111 Fillmore Avenue East  
St. Paul, MN 55107

**Important Notice:** In compliance with the Economic Growth and Tax Relief Reconciliation Act of 2009, the paying agent is required to withhold a specified percentage of the principal amount of the redemption price payable to the holder of any bonds subject to partial redemption and prepayment on the redemption date, unless the paying agent is provided with the Social Security Number or Federal Employer Identification Number of the holder, properly certified. Submission of a fully executed Request for Taxpayer Identification Number and Certification, Form W-9, will satisfy the requirements of this paragraph.

Dated: \_\_\_\_\_, 2023.

BY ORDER OF THE CITY COUNCIL OF THE CITY  
OF COLUMBIA HEIGHTS, MINNESOTA

By /s/ Kevin Hansen  
Interim City Manager  
City of Columbia Heights, Minnesota

## CITY OF COLUMBIA HEIGHTS, MINNESOTA

## RESOLUTION NO. 2023-080

**A RESOLUTION AWARDED THE SALE OF GENERAL OBLIGATION IMPROVEMENT BONDS, SERIES 2023B, IN THE ORIGINAL AGGREGATE PRINCIPAL AMOUNT OF \$2,635,000; FIXING THEIR FORM AND SPECIFICATIONS; DIRECTING THEIR EXECUTION AND DELIVERY; AND PROVIDING FOR THEIR PAYMENT**

BE IT RESOLVED By the City Council of the City of Columbia Heights, Anoka County, Minnesota (the “City”) as follows:

Section 1. Sale of Bonds.

1.01. Authorization. Pursuant to a resolution adopted by the City Council on October 23, 2023, the City authorized the sale of its General Obligation Improvement Bonds, Series 2023B (the “Bonds”), to finance the construction of certain assessable public improvements within the City included in the 2021 Street Rehabilitation Improvements (City Project 2002) and the 2022 Street Rehabilitation Improvements (City Project 2202) (the “Improvements”), pursuant to Minnesota Statutes, Chapters 429 and 475, as amended (the “Act”).

1.02. Award to the Purchaser and Interest Rates. A tabulation of proposals received for the purchase of the Bonds is attached hereto as EXHIBIT A. The proposal of Robert W. Baird & Co., Inc., Milwaukee, Wisconsin, as syndicate manager (the “Purchaser”), to purchase the Bonds is hereby found and determined to be a reasonable offer and is hereby accepted, the proposal being to purchase the Bonds at a price of \$2,837,621.41 (par amount of \$2,635,000.00, plus original issue premium of \$222,606.00, less underwriter’s discount of \$19,984.59), plus accrued interest, if any, to the date of delivery for Bonds bearing interest as follows:

<u>Year</u>	<u>Interest Rate</u>	<u>Year</u>	<u>Interest Rate</u>
2025	5.000%	2030	5.000%
2026	5.000	2031	5.000
2027	5.000	2032	5.000
2028	5.000	2033	5.000
2029	5.000	2034	4.000

True interest cost: 3.3133767%

1.03. Purchase Contract. The amount proposed by the Purchaser in excess of the minimum bid shall be credited to the Debt Service Fund hereinafter created or deposited in the Construction Fund hereinafter created, as determined by the Finance Director of the City in consultation with the City’s municipal advisor. The good faith deposit of the Purchaser shall be retained and deposited until the Bonds have been delivered and shall be deducted from the purchase price paid at settlement. The Mayor and the City Manager, or if the City Manager position is vacant, the Interim City Manager (hereinafter, the “City Manager”), are directed to execute a contract with the Purchaser on behalf of the City.

1.04. Terms and Principal Amounts of the Bonds. The City will forthwith issue and sell the Bonds pursuant to the Act, in the total principal amount of \$2,635,000, originally dated the date of delivery (which is anticipated to be December 14, 2023), in the denomination of \$5,000 each or any integral multiple thereof, numbered No. R-1, upward, bearing interest as above set forth, and maturing serially on February 1 in the years and amounts as follows:

Year	Amount	Year	Amount
2025	\$250,000	2030	\$300,000
2026	275,000	2031	305,000
2027	280,000	2032	315,000
2028	290,000	2033	215,000
2029	295,000	2034	110,000

1.05. Optional Redemption. The City may elect on February 1, 2032, and on any day thereafter to prepay Bonds due on or after February 1, 2033. Redemption may be in whole or in part and if in part, at the option of the City and in such manner as the City will determine. If less than all Bonds of a maturity are called for redemption, the City will notify DTC (as defined in Section 7 hereof) of the particular amount of such maturity to be prepaid. DTC will determine by lot the amount of each participant's interest in such maturity to be redeemed and each participant will then select by lot the beneficial ownership interests in such maturity to be redeemed. Prepayments will be at a price of par plus accrued interest.

## Section 2. Registration and Payment.

2.01. Registered Form. The Bonds will be issued only in fully registered form. The interest thereon and, upon surrender of each Bond, the principal amount thereof, is payable by check or draft issued by the Registrar described herein.

2.02. Dates; Interest Payment Dates. Each Bond will be dated as of the last interest payment date preceding the date of authentication to which interest on the Bond has been paid or made available for payment, unless (i) the date of authentication is an interest payment date to which interest has been paid or made available for payment, in which case the Bond will be dated as of the date of authentication, or (ii) the date of authentication is prior to the first interest payment date, in which case the Bond will be dated as of the date of original issue. The interest on the Bonds is payable on February 1 and August 1 of each year, commencing August 1, 2024, to the registered owners of record thereof as of the close of business on the fifteenth day of the immediately preceding month, whether or not such day is a business day.

2.03. Registration. The City will appoint a bond registrar, transfer agent, authenticating agent and paying agent (the "Registrar" and "Paying Agent"). The effect of registration and the rights and duties of the City and the Registrar with respect thereto are as follows:

(a) Register. The Registrar must keep at its principal corporate trust office a bond register in which the Registrar provides for the registration of ownership of Bonds and the registration of transfers and exchanges of Bonds entitled to be registered, transferred or exchanged.

(b) Transfer of Bonds. Upon surrender for transfer of a Bond duly endorsed by the registered owner thereof or accompanied by a written instrument of transfer, in form satisfactory to the Registrar, duly executed by the registered owner thereof or by an attorney duly authorized by the registered owner in writing, the Registrar will authenticate and deliver, in the name of the designated transferee or transferees, one or more new Bonds of a like aggregate principal amount and maturity, as requested by the transferor. The Registrar may, however, close the books for registration of any transfer

after the fifteenth day of the month preceding each interest payment date and until that interest payment date.

(c) Exchange of Bonds. When Bonds are surrendered by the registered owner for exchange the Registrar will authenticate and deliver one or more new Bonds of a like aggregate principal amount and maturity as requested by the registered owner or the owner's attorney in writing.

(d) Cancellation. Bonds surrendered upon transfer or exchange will be promptly cancelled by the Registrar and thereafter disposed of as directed by the City.

(e) Improper or Unauthorized Transfer. When a Bond is presented to the Registrar for transfer, the Registrar may refuse to transfer the Bond until the Registrar is satisfied that the endorsement on the Bond or separate instrument of transfer is valid and genuine and that the requested transfer is legally authorized. The Registrar will incur no liability for the refusal, in good faith, to make transfers which it, in its judgment, deems improper or unauthorized.

(f) Persons Deemed Owners. The City and the Registrar may treat the person in whose name a Bond is registered in the bond register as the absolute owner of the Bond, whether the Bond is overdue or not, for the purpose of receiving payment of, or on account of, the principal of and interest on the Bond and for all other purposes, and payments so made to a registered owner or upon the owner's order will be valid and effectual to satisfy and discharge the liability upon the Bond to the extent of the sum or sums so paid.

(g) Taxes, Fees and Charges. The Registrar may impose a charge upon the owner thereof for a transfer or exchange of Bonds sufficient to reimburse the Registrar for any tax, fee or other governmental charge required to be paid with respect to the transfer or exchange.

(h) Mutilated, Lost, Stolen or Destroyed Bonds. If a Bond becomes mutilated or is destroyed, stolen or lost, the Registrar will deliver a new Bond of like amount, number, maturity date and tenor in exchange and substitution for and upon cancellation of the mutilated Bond or in lieu of and in substitution for any Bond destroyed, stolen or lost, upon the payment of the reasonable expenses and charges of the Registrar in connection therewith; and, in the case of a Bond destroyed, stolen or lost, upon filing with the Registrar of evidence satisfactory to it that the Bond was destroyed, stolen or lost, and of the ownership thereof, and upon furnishing to the Registrar an appropriate bond or indemnity in form, substance and amount satisfactory to it and as provided by law, in which both the City and the Registrar must be named as obligees. Bonds so surrendered to the Registrar will be cancelled by the Registrar and evidence of such cancellation must be given to the City. If the mutilated, destroyed, stolen or lost Bond has already matured or been called for redemption in accordance with its terms it is not necessary to issue a new Bond prior to payment.

(i) Redemption. In the event any of the Bonds are called for redemption, notice thereof identifying the Bonds to be redeemed will be given by the Registrar by mailing a copy of the redemption notice by first class mail (postage prepaid) to the registered owner of each Bond to be redeemed at the address shown on the registration books kept by the Registrar and by publishing the notice if required by law. Failure to give notice by publication or by mail to any registered owner, or any defect therein, will not affect the validity of the proceedings for the redemption of Bonds. Bonds so called for redemption will cease to bear interest after the specified redemption date, provided that the funds for the redemption are on deposit with the place of payment at that time.

2.04. Appointment of Initial Registrar. The City appoints Bond Trust Services Corporation, Roseville, Minnesota, as the initial Registrar. The Mayor and the City Manager are authorized to execute and

deliver, on behalf of the City, a contract with the Registrar. Upon merger or consolidation of the Registrar with another corporation, if the resulting corporation is a bank or trust company authorized by law to conduct such business, the resulting corporation is authorized to act as successor Registrar. The City agrees to pay the reasonable and customary charges of the Registrar for the services performed. The City reserves the right to remove the Registrar upon thirty (30) days' notice and upon the appointment of a successor Registrar, in which event the predecessor Registrar must deliver all cash and Bonds in its possession to the successor Registrar and must deliver the bond register to the successor Registrar. On or before each principal or interest due date, without further order of the City Council, the Finance Director must transmit to the Registrar moneys sufficient for the payment of all principal and interest then due.

2.05. Execution, Authentication and Delivery. The Bonds will be prepared under the direction of the City Manager and executed on behalf of the City by the signatures of the Mayor and the City Manager, provided that those signatures may be printed, engraved or lithographed facsimiles of the originals. If an officer whose signature or a facsimile of whose signature appears on the Bonds ceases to be such officer before the delivery of a Bond, that signature or facsimile will nevertheless be valid and sufficient for all purposes, the same as if the officer had remained in office until delivery. Notwithstanding such execution, a Bond will not be valid or obligatory for any purpose or entitled to any security or benefit under this resolution unless and until a certificate of authentication on the Bond has been duly executed by the manual signature of an authorized representative of the Registrar. Certificates of authentication on different Bonds need not be signed by the same representative. The executed certificate of authentication on a Bond is conclusive evidence that it has been authenticated and delivered under this resolution. When the Bonds have been so prepared, executed and authenticated, the City Manager will deliver the same to the Purchaser upon payment of the purchase price in accordance with the contract of sale heretofore made and executed, and the Purchaser is not obligated to see to the application of the purchase price.

### Section 3. Form of Bond.

3.01. Execution of the Bonds. The Bonds will be printed or typewritten in substantially the form set forth in EXHIBIT B.

3.02. Approving Legal Opinion. The City Manager is authorized and directed to obtain a copy of the proposed approving legal opinion of Kennedy & Graven, Chartered, Minneapolis, Minnesota, and cause the opinion to be printed on or accompany each Bond.

### Section 4. Payment; Security; Pledges and Covenants.

4.01. Debt Service Fund. The Bonds will be payable from the General Obligation Improvement Bonds, Series 2023B Debt Service Fund (the "Debt Service Fund") hereby created. The Debt Service Fund shall be administered and maintained by the Finance Director as a bookkeeping account separate and apart from all other funds maintained in the official financial records of the City. The Finance Director shall timely deposit in the Debt Service Fund the special assessments levied against property specially benefited by the Improvements (the "Assessments") and the ad valorem taxes hereinafter levied (the "Taxes"), which Assessments and Taxes are hereby pledged to the Debt Service Fund. There is also appropriated to the Debt Service Fund amounts over the minimum purchase price of the Bonds paid by the Purchaser, to the extent designated for deposit in the Debt Service Fund in accordance with Section 1.03 hereof.

4.02. Construction Fund. The City hereby creates the General Obligation Improvement Bonds, Series 2023B Construction Fund (the "Construction Fund"). Proceeds of the Bonds, less the appropriations made in Section 4.01 hereof, together with any other funds appropriated for the Improvements, Taxes, and Assessments collected during the construction of the Improvements, will be deposited in the Construction Fund to be used solely to defray expenses of the Improvements and the payment of principal of and interest on the



Bonds prior to the completion and payment of all costs of the Improvements. Any balance remaining in the Construction Fund after completion of the Improvements may be used to pay the cost in whole or in part of any other improvement instituted under the Act, under the direction of the City Council. When the Improvements are completed and the cost thereof paid, the Construction Fund is to be closed and any subsequent collections of Assessments and Taxes for the Improvements are to be deposited in the Debt Service Fund.

4.03. City Covenants with Respect to the Bonds. It is hereby determined that the Improvements will directly and indirectly benefit abutting property, and the City hereby covenants with the holders from time to time of the Bonds as follows:

(a) The City will cause the Assessments for the Improvements to be promptly levied so that the first installment of the Improvements will be collectible not later than 2024 and will take all steps necessary to assure prompt collection, and the levy of the Assessments is hereby authorized. The City Council will cause to be taken with due diligence all further actions that are required for the construction of each Improvement financed wholly or partly from the proceeds of the Bonds, and will take all further actions necessary for the final and valid levy of the Assessments and the appropriation of any other funds needed to pay the Bonds and interest thereon when due.

(b) In the event of any current or anticipated deficiency in Assessments and Taxes, the City Council will levy additional ad valorem taxes in the amount of the current or anticipated deficiency.

(c) The City will keep complete and accurate books and records showing receipts and disbursements in connection with the Improvements, Assessments, and Taxes levied therefor and other funds appropriated for their payment, collections thereof and disbursements therefrom, monies on hand and, the balance of unpaid Assessments.

(d) The City will cause its books and records to be audited at least annually and will furnish copies of such audit reports to any interested person upon request.

(e) At least twenty percent (20%) of the cost to the City of the Improvements described herein will be specially assessed against benefited properties.

4.04. General Obligation Pledge. For the prompt and full payment of the principal of and interest on the Bonds, as the same respectively become due, the full faith, credit and taxing powers of the City will be and are hereby irrevocably pledged. If the balance in the Debt Service Fund is ever insufficient to pay all principal and interest then due on the Bonds and any other bonds payable therefrom, the deficiency will be promptly paid out of monies in the general fund of the City which are available for such purpose, and such general fund may be reimbursed with or without interest from the Debt Service Fund when a sufficient balance is available therein.

4.05. Pledge of Tax Levy. For the purpose of paying a portion of the principal of and interest on the Bonds, there is levied a direct annual irrevocable ad valorem tax upon all of the taxable property in the City, which will be spread upon the tax rolls and collected with and as part of other general taxes of the City. The Taxes will be credited to the Debt Service Fund above provided and will be in the years and amounts as attached hereto as EXHIBIT C.

4.06. Certification to Manager of Property Records and Taxation as to Debt Service Fund Amount. It is hereby determined that the estimated collections of Taxes and Assessments will produce at least five percent (5%) in excess of the amount needed to meet when due the principal and interest payments

on the Bonds. The tax levy herein provided is irrevocable until all of the Bonds are paid, provided that at the time the City makes its annual tax levies the Finance Director may certify to the Manager of Property Records and Taxation of Anoka County, Minnesota (the "Manager of Property Records and Taxation") the amount available in the Debt Service Fund to pay principal and interest due during the ensuing year, and the Manager of Property Records and Taxation will thereupon reduce the levy collectible during such year by the amount so certified.

4.07. Registration of Resolution. The City Manager is authorized and directed to file a certified copy of this resolution with the Manager of Property Records and Taxation and to obtain the certificate required by Section 475.63 of the Act.

## Section 5. Authentication of Transcript.

5.01. City Proceedings and Records. The officers of the City are authorized and directed to prepare and furnish to the Purchaser and to the attorneys approving the Bonds certified copies of proceedings and records of the City relating to the Bonds and to the financial condition and affairs of the City, and such other certificates, affidavits and transcripts as may be required to show the facts within their knowledge or as shown by the books and records in their custody and under their control, relating to the validity and marketability of the Bonds, and such instruments, including any heretofore furnished, will be deemed representations of the City as to the facts stated therein.

5.02. Certification as to Official Statement. The Mayor, the City Manager, and the Finance Director are authorized and directed to certify that they have examined the Official Statement prepared and circulated in connection with the issuance and sale of the Bonds and that to the best of their knowledge and belief the Official Statement is a complete and accurate representation of the facts and representations made therein as of the date of the Official Statement.

5.03. Other Certificates. The Mayor, the City Manager, and the Finance Director are hereby authorized and directed to furnish to the Purchaser at the closing such certificates as are required as a condition of sale. Unless litigation shall have been commenced and be pending questioning the Bonds or the organization of the City or incumbency of its officers, at the closing the Mayor, the City Manager, and the Finance Director shall also execute and deliver to the Purchaser a suitable certificate as to absence of material litigation, and the Finance Director shall also execute and deliver a certificate as to payment for and delivery of the Bonds.

5.04. Electronic Signatures. The electronic signature of the Mayor, the City Manager, the Finance Director, and/or the City Clerk to this resolution and to any certificate authorized to be executed hereunder shall be as valid as an original signature of such party and shall be effective to bind the City thereto. For purposes hereof, (i) "electronic signature" means a manually signed original signature that is then transmitted by electronic means; and (ii) "transmitted by electronic means" means sent in the form of a facsimile or sent via the internet as a portable document format ("pdf") or other replicating image attached to an electronic mail or internet message.

5.05. Payment of Costs of Issuance. The City authorizes the Purchaser to forward the amount of Bond proceeds allocable to the payment of issuance expenses in accordance with the closing memorandum to be prepared and distributed by Ehlers and Associates, Inc., the municipal advisor to the City, on the date of closing.

## Section 6. Tax Covenant.

6.01. Tax-Exempt Bonds. The City covenants and agrees with the holders from time to time of the Bonds that it will not take or permit to be taken by any of its officers, employees or agents any action which would cause the interest on the Bonds to become subject to taxation under the Internal Revenue Code of 1986, as amended (the “Code”), and the Treasury Regulations promulgated thereunder, in effect at the time of such actions, and that it will take or cause its officers, employees or agents to take, all affirmative action within its power that may be necessary to ensure that such interest will not become subject to taxation under the Code and applicable Treasury Regulations, as presently existing or as hereafter amended and made applicable to the Bonds.

6.02. No Rebate Required.

(a) The City will comply with requirements necessary under the Code to establish and maintain the exclusion from gross income of the interest on the Bonds under Section 103 of the Code, including without limitation requirements relating to temporary periods for investments, limitations on amounts invested at a yield greater than the yield on the Bonds, and the rebate of excess investment earnings to the United States, if the Bonds (together with other obligations reasonably expected to be issued in calendar year 2023) exceed the small-issuer exception amount of \$5,000,000.

(b) For purposes of qualifying for the small issuer exception to the federal arbitrage rebate requirements, the City finds, determines and declares that the aggregate face amount of all tax-exempt bonds (other than private activity bonds) issued by the City (and all subordinate entities of the City) during the calendar year in which the Bonds are issued and outstanding at one time is not reasonably expected to exceed \$5,000,000, all within the meaning of Section 148(f)(4)(D) of the Code.

6.03. Not Private Activity Bonds. The City further covenants not to use the proceeds of the Bonds or to cause or permit them or any of them to be used, in such a manner as to cause the Bonds to be “private activity bonds” within the meaning of Sections 103 and 141 through 150 of the Code.

6.04. Qualified Tax-Exempt Obligations. In order to qualify the Bonds as “qualified tax-exempt obligations” within the meaning of Section 265(b)(3) of the Code, the City makes the following factual statements and representations:

(a) the Bonds are not “private activity bonds” as defined in Section 141 of the Code;

(b) the City designates the Bonds as “qualified tax-exempt obligations” for purposes of Section 265(b)(3) of the Code;

(c) the reasonably anticipated amount of tax-exempt obligations (other than private activity bonds that are not qualified 501(c)(3) bonds) which will be issued by the City (and all subordinate entities of the City) during calendar year 2023 will not exceed \$10,000,000; and

(d) not more than \$10,000,000 of obligations issued by the City during calendar year 2023 have been designated for purposes of Section 265(b)(3) of the Code.

6.05. Procedural Requirements. The City will use its best efforts to comply with any federal procedural requirements which may apply in order to effectuate the designations made by this section.

Section 7. Book-Entry System; Limited Obligation of City.

7.01. DTC. The Bonds will be initially issued in the form of a separate single typewritten or printed fully registered Bond for each of the maturities set forth in Section 1.04 hereof. Upon initial issuance, the ownership of each Bond will be registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York, and its successors and assigns (“DTC”). Except as provided in this section, all of the outstanding Bonds will be registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee of DTC.

7.02. Participants. With respect to Bonds registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee of DTC, the City, the Registrar and the Paying Agent will have no responsibility or obligation to any broker dealers, banks and other financial institutions from time to time for which DTC holds Bonds as securities depository (the “Participants”) or to any other person on behalf of which a Participant holds an interest in the Bonds, including but not limited to any responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any Participant with respect to any ownership interest in the Bonds, (ii) the delivery to any Participant or any other person (other than a registered owner of Bonds, as shown by the registration books kept by the Registrar), of any notice with respect to the Bonds, including any notice of redemption, or (iii) the payment to any Participant or any other person, other than a registered owner of Bonds, of any amount with respect to principal of, premium, if any, or interest on the Bonds. The City, the Registrar and the Paying Agent may treat and consider the person in whose name each Bond is registered in the registration books kept by the Registrar as the holder and absolute owner of such Bond for the purpose of payment of principal, premium and interest with respect to such Bond, for the purpose of registering transfers with respect to such Bonds, and for all other purposes. The Paying Agent will pay all principal of, premium, if any, and interest on the Bonds only to or on the order of the respective registered owners, as shown in the registration books kept by the Registrar, and all such payments will be valid and effectual to fully satisfy and discharge the City’s obligations with respect to payment of principal of, premium, if any, or interest on the Bonds to the extent of the sum or sums so paid. No person other than a registered owner of Bonds, as shown in the registration books kept by the Registrar, will receive a certificated Bond evidencing the obligation of this resolution. Upon delivery by DTC to the City Manager of a written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., the words “Cede & Co.” will refer to such new nominee of DTC; and upon receipt of such a notice, the City Manager will promptly deliver a copy of the same to the Registrar and Paying Agent.

7.03. Representation Letter. The City has heretofore executed and delivered to DTC a Blanket Issuer Letter of Representations (the “Representation Letter”) which will govern payment of principal of, premium, if any, and interest on the Bonds and notices with respect to the Bonds. Any Paying Agent or Registrar subsequently appointed by the City with respect to the Bonds will agree to take all action necessary for all representations of the City in the Representation Letter with respect to the Registrar and Paying Agent, respectively, to be complied with at all times.

7.04. Transfers Outside Book-Entry System. In the event the City, by resolution of the City Council, determines that it is in the best interests of the persons having beneficial interests in the Bonds that they be able to obtain Bond certificates, the City will notify DTC, whereupon DTC will notify the Participants, of the availability through DTC of Bond certificates. In such event the City will issue, transfer and exchange Bond certificates as requested by DTC and any other registered owners in accordance with the provisions of this resolution. DTC may determine to discontinue providing its services with respect to the Bonds at any time by giving notice to the City and discharging its responsibilities with respect thereto under applicable law. In such event, if no successor securities depository is appointed, the City will issue and the Registrar will authenticate Bond certificates in accordance with this resolution and the provisions hereof will apply to the transfer, exchange and method of payment thereof.

7.05. Payments to Cede & Co. Notwithstanding any other provision of this resolution to the contrary, so long as a Bond is registered in the name of Cede & Co., as nominee of DTC, payments with respect

to principal of, premium, if any, and interest on the Bond and all notices with respect to the Bond will be made and given, respectively in the manner provided in DTC's Operational Arrangements, as set forth in the Representation Letter.

Section 8. Continuing Disclosure.

8.01. Execution of Continuing Disclosure Certificate. "Continuing Disclosure Certificate" means that certain Continuing Disclosure Certificate executed by the Mayor and City Manager and dated the date of issuance and delivery of the Bonds, as originally executed and as it may be amended from time to time in accordance with the terms thereof.

8.02. City Compliance with Provisions of Continuing Disclosure Certificate. The City hereby covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Certificate. Notwithstanding any other provision of this resolution, failure of the City to comply with the Continuing Disclosure Certificate is not to be considered an event of default with respect to the Bonds; however, any Bondholder may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the City to comply with its obligations under this section.

Section 9. Defeasance. When all Bonds and all interest thereon have been discharged as provided in this section, all pledges, covenants and other rights granted by this resolution to the holders of the Bonds will cease, except that the pledge of the full faith and credit of the City for the prompt and full payment of the principal of and interest on the Bonds will remain in full force and effect. The City may discharge all Bonds which are due on any date by depositing with the Registrar on or before that date a sum sufficient for the payment thereof in full. If any Bond should not be paid when due, it may nevertheless be discharged by depositing with the Registrar a sum sufficient for the payment thereof in full with interest accrued to the date of such deposit.

(The remainder of this page is intentionally left blank.)

Approved this 27<sup>th</sup> day of November, 2023, by the City Council of the City of Columbia Heights, Minnesota.

Offered by:  
Seconded by:  
Roll Call:

---

Amáda Márquez Simula, Mayor

ATTEST:

---

Sara Ion, City Clerk

**EXHIBIT A**  
**PROPOSALS**



## BID TABULATION

**\$2,895,000\* General Obligation Improvement Bonds, Series 2023B**

**City of Columbia Heights, Minnesota**

**SALE:** November 27, 2023

**AWARD:** BAIRD

**Rating:** S&P Global Ratings "AA"

Tax Exempt - Bank Qualified

NAME OF BIDDER	MATURITY (February 1)	REOFFERING YIELD	COUPON RATE	PRICE	TRUE INTEREST RATE
BAIRD				\$3,115,717.05	3.3165%
Milwaukee, Wisconsin	2025	3.250%	5.000%		
C.L. King & Associates	2026	3.200%	5.000%		
Colliers Securities LLC	2027	3.150%	5.000%		
Edward Jones	2028	3.100%	5.000%		
Fidelity Capital Markets	2029	3.100%	5.000%		
Crews & Associates, Inc.	2030	3.100%	5.000%		
Duncan-Williams, Inc.	2031	3.100%	5.000%		
Country Club Bank	2032	3.120%	5.000%		
Sierra Pacific Securities	2033	3.150%	5.000%		
Alliance Global Partners	2034	3.250%	4.000%		
Celadon Financial Group, LLC					
Isaak Bond Investments, Inc					
Carty & Company, Inc.					
UMB Bank, N.A.					
Wintrust Investments, LLC					
FMS Bonds Inc.					
Central States Capital Markets					
Midland Securities					
First Southern LLC					
Dinosaur Securities					
First Bankers' Banc Securities, Inc.					
Mountainside Securities LLC					
StoneX Financial Inc.					
Commerce Bank, N.A.					
Seaport Global Securities LLC					

\* Subsequent to bid opening the issue size was decreased to \$2,635,000.

Adjusted Price - \$2,837,621.41      Adjusted Net Interest Cost - \$491,685.67      Adjusted TIC - 3.3133%

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NAME OF BIDDER	MATURITY (February 1)	PRICE	TRUE INTEREST RATE
TD SECURITIES (USA) LLC New York, New York		\$3,091,653.05	3.3532%
PIPER SANDLER & CO. Minneapolis, Minnesota		\$3,084,712.15	3.4014%
NORTHLAND SECURITIES, INC. Minneapolis, Minnesota		\$3,112,480.80	3.4181%
KEYBANC CAPITAL MARKETS INCORPORATED Cleveland, Ohio		\$3,112,193.65	3.4200%
HILLTOPSECURITIES Dallas, Texas		\$3,081,967.75	3.4205%
STIFEL, NICOLAUS Birmingham, Alabama		\$2,959,428.30	3.5288%

Bid Tabulation  
City of Columbia Heights, Minnesota  
\$2,895,000\* General Obligation Improvement Bonds, Series 2023B

November 27, 2023

Page 2

**EXHIBIT B**  
**FORM OF BOND**

No. R-\_\_\_\_\_ UNITED STATES OF AMERICA \$\_\_\_\_\_  
STATE OF MINNESOTA  
COUNTY OF COLUMBIA HEIGHTS  
CITY OF ANOKA

GENERAL OBLIGATION IMPROVEMENT BOND  
SERIES 2023B

<u>Rate</u>	<u>Maturity</u>	<u>Date of Original Issue</u>	<u>CUSIP</u>
February 1, 20__	December 14, 2023		

Registered Owner: Cede & Co.

The City of Columbia Heights, Minnesota, a duly organized and existing municipal corporation in Anoka County, Minnesota (the “City”), acknowledges itself to be indebted and for value received hereby promises to pay to the Registered Owner specified above or registered assigns, the principal sum of \$\_\_\_\_\_ on the maturity date specified above, with interest thereon from the date hereof at the annual rate specified above (calculated on the basis of a 360-day year of twelve 30-day months), payable February 1 and August 1 in each year, commencing August 1, 2024, to the person in whose name this Bond is registered at the close of business on the fifteenth day (whether or not a business day) of the immediately preceding month. The interest hereon and, upon presentation and surrender hereof, the principal hereof are payable in lawful money of the United States of America by check or draft by Bond Trust Services Corporation, Roseville, Minnesota, as Bond Registrar, Paying Agent, Transfer Agent and Authenticating Agent, or its designated successor under the Resolution described herein. For the prompt and full payment of such principal and interest as the same respectively become due, the full faith and credit and taxing powers of the City have been and are hereby irrevocably pledged.

The City may elect on February 1, 2032, and on any day thereafter to prepay Bonds due on or after February 1, 2033. Redemption may be in whole or in part and if in part, at the option of the City and in such manner as the City will determine. If less than all Bonds of a maturity are called for redemption, the City will notify The Depository Trust Company (“DTC”) of the particular amount of such maturity to be prepaid. DTC will determine by lot the amount of each participant’s interest in such maturity to be redeemed and each participant will then select by lot the beneficial ownership interests in such maturity to be redeemed. Prepayments will be at a price of par plus accrued interest.

This Bond is one of an issue in the aggregate principal amount of \$2,635,000 all of like original issue date and tenor, except as to number, maturity date, redemption privilege, and interest rate, all issued pursuant to a resolution adopted by the City Council on November 27, 2023 (the “Resolution”), for the purpose of providing money to defray the expenses incurred and to be incurred in making certain assessable local improvements, pursuant to and in full conformity with the home rule charter of the City and the Constitution and laws of the State of Minnesota, including Minnesota Statutes, Chapters 429 and 475, as amended. The principal hereof and interest hereon are payable from special assessments levied against

property specially benefited by local improvements and ad valorem taxes, as set forth in the Resolution to which reference is made for a full statement of rights and powers thereby conferred. The full faith and credit of the City are irrevocably pledged for payment of this Bond and the City Council has obligated itself to levy additional ad valorem taxes on all taxable property in the City in the event of any deficiency in special assessments and taxes pledged, which additional taxes may be levied without limitation as to rate or amount. The Bonds of this series are issued only as fully registered Bonds in denominations of \$5,000 or any integral multiple thereof of single maturities.

The City Council has designated the issue of Bonds of which this Bond forms a part as “qualified tax-exempt obligations” within the meaning of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended (the “Code”) relating to disallowance of interest expense for financial institutions and within the \$10 million limit allowed by the Code for the calendar year of issue.

As provided in the Resolution and subject to certain limitations set forth therein, this Bond is transferable upon the books of the City at the principal office of the Bond Registrar, by the registered owner hereof in person or by the owner’s attorney duly authorized in writing upon surrender hereof together with a written instrument of transfer satisfactory to the Bond Registrar, duly executed by the registered owner or the owner’s attorney; and may also be surrendered in exchange for Bonds of other authorized denominations. Upon such transfer or exchange the City will cause a new Bond or Bonds to be issued in the name of the transferee or registered owner, of the same aggregate principal amount, bearing interest at the same rate and maturing on the same date, subject to reimbursement for any tax, fee or governmental charge required to be paid with respect to such transfer or exchange.

The City and the Bond Registrar may deem and treat the person in whose name this Bond is registered as the absolute owner hereof, whether this Bond is overdue or not, for the purpose of receiving payment and for all other purposes, and neither the City nor the Bond Registrar will be affected by any notice to the contrary.

IT IS HEREBY CERTIFIED, RECITED, COVENANTED AND AGREED that all acts, conditions and things required by the home rule charter of the City and the Constitution and laws of the State of Minnesota to be done, to exist, to happen and to be performed preliminary to and in the issuance of this Bond in order to make it a valid and binding general obligation of the City in accordance with its terms, have been done, do exist, have happened and have been performed as so required, and that the issuance of this Bond does not cause the indebtedness of the City to exceed any constitutional, charter, or statutory limitation of indebtedness.

This Bond is not valid or obligatory for any purpose or entitled to any security or benefit under the Resolution until the Certificate of Authentication hereon has been executed by the Bond Registrar by manual signature of one of its authorized representatives.

IN WITNESS WHEREOF, the City of Columbia Heights, Anoka County, Minnesota, by its City Council, has caused this Bond to be executed on its behalf by the facsimile or manual signatures of the Mayor and City Manager and has caused this Bond to be dated as of the date set forth below.

Dated: December 14, 2023

**CITY OF COLUMBIA HEIGHTS,  
MINNESOTA**

\_\_\_\_\_  
(Facsimile)  
Mayor

\_\_\_\_\_  
(Facsimile)  
City Manager

**CERTIFICATE OF AUTHENTICATION**

This is one of the Bonds delivered pursuant to the Resolution mentioned within.

**BOND TRUST SERVICES CORPORATION**

By \_\_\_\_\_  
Authorized Representative

**ABBREVIATIONS**

The following abbreviations, when used in the inscription on the face of this Bond, will be construed as though they were written out in full according to applicable laws or regulations:

TEN COM – as tenants in common

UNIF GIFT MIN ACT

\_\_\_\_\_  
Custodian \_\_\_\_\_

TEN ENT – as tenants by entireties

(Cust) \_\_\_\_\_ (Minor)  
under Uniform Gifts or Transfers to Minors  
Act, State of \_\_\_\_\_

JT TEN – as joint tenants with right of  
survivorship and not as tenants in common

Additional abbreviations may also be used though not in the above list.

**ASSIGNMENT**

For value received, the undersigned hereby sells, assigns and transfers unto \_\_\_\_\_ the within Bond and all rights thereunder, and does hereby irrevocably constitute and appoint \_\_\_\_\_ attorney to transfer the said Bond on the books kept for registration of the within Bond, with full power of substitution in the premises.

Dated: \_\_\_\_\_

Notice: The assignor's signature to this assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration or any change whatever.

Signature Guaranteed:

\_\_\_\_\_  
NOTICE: Signature(s) must be guaranteed by a financial institution that is a member of the Securities Transfer Agent Medallion Program ("STAMP"), the Stock Exchange Medallion Program ("SEMP"), the New York Stock Exchange, Inc. Medallion Signatures Program ("MSP") or other such "signature guarantee program" as may be determined by the Registrar in addition to, or in substitution for, STAMP, SEMP or MSP, all in accordance with the Securities Exchange Act of 1934, as amended.

The Registrar will not effect transfer of this Bond unless the information concerning the assignee requested below is provided.

Name and Address: \_\_\_\_\_

\_\_\_\_\_  
(Include information for all joint owners if this Bond is held by joint account.)

Please insert social security or other identifying number of assignee

\_\_\_\_\_  
**PROVISIONS AS TO REGISTRATION**

The ownership of the principal of and interest on the within Bond has been registered on the books of the Registrar in the name of the person last noted below.

Date of Registration

Registered Owner

Signature of  
Officer of Registrar

Cede & Co.  
Federal ID #13-2555119

## EXHIBIT C

### TAX LEVY SCHEDULE

#### Tax Levy Schedule

Tax Levy Year	Tax Collect Year	Bond Pay Year	Total P+I	Net New D/S	P & I @105%	Assessments	Net Levy
2022	2023	2024	-	-	-	-	-
2023	2024	2025	397,707.08	397,707.08	417,592.43	298,886.00	118,706.43
2024	2025	2026	393,150.00	393,150.00	412,807.50	290,450.00	122,357.50
2025	2026	2027	384,400.00	384,400.00	403,620.00	282,014.00	121,606.00
2026	2027	2028	380,400.00	380,400.00	399,420.00	273,577.00	125,843.00
2027	2028	2029	370,900.00	370,900.00	389,445.00	265,141.00	124,304.00
2028	2029	2030	361,150.00	361,150.00	379,207.50	256,706.00	122,501.50
2029	2030	2031	351,150.00	351,150.00	368,707.50	248,270.00	120,437.50
2030	2031	2032	345,900.00	345,900.00	363,195.00	239,832.00	123,363.00
2031	2032	2033	230,150.00	230,150.00	241,657.50	121,199.00	120,458.50
2032	2033	2034	114,400.00	114,400.00	120,120.00	-	120,120.00
<b>Total</b>			<b>\$3,329,307.08</b>	<b>\$3,329,307.08</b>	<b>\$3,495,772.43</b>	<b>\$2,276,075.00</b>	<b>\$1,219,697.43</b>

#### Bond Data

Dated Date	12/14/2023
Call Date	2/01/2032

## CITY OF COLUMBIA HEIGHTS, MINNESOTA

## RESOLUTION NO. 2023-\_\_\_\_\_

**A RESOLUTION AWARDING THE SALE OF TAXABLE GENERAL OBLIGATION TEMPORARY TAX INCREMENT REFUNDING BONDS, SERIES 2023A, IN THE ORIGINAL AGGREGATE PRINCIPAL AMOUNT OF \$6,615,000; FIXING THEIR FORM AND SPECIFICATIONS; DIRECTING THEIR EXECUTION AND DELIVERY; PROVIDING FOR THEIR PAYMENT; AUTHORIZING THE EXECUTION OF DOCUMENTS IN CONNECTION THEREWITH; AND PROVIDING FOR THE REDEMPTION OF BONDS REFUNDED THEREBY**

BE IT RESOLVED By the City Council of the City of Columbia Heights, Anoka County, Minnesota (the "City"), as follows:

Section 1. Sale of the Bond.

1.01. Authorization. Pursuant to a resolution adopted by the City Council on October 23, 2023, the City authorized the sale of its Taxable General Obligation Temporary Tax Increment Refunding Bonds, Series 2023A (the "Bond"), pursuant to Minnesota Statutes, Chapters 469 and 475, as amended, including Sections 469.174 through 469.1794, particularly Section 469.178, subdivision 5, Section 475.65, subdivision 6, and Section 475.67, subdivision 3 (collectively, the "Act"), to refinance the City's Taxable General Obligation Temporary Tax Increment Bonds, Series 2021A (the "Refunded Bond"), dated July 29, 2021, issued in the original aggregate principal amount of \$5,935,000. The Refunded Bond is outstanding in the full principal amount as is subject to optional redemption on or after August 1, 2022. The City used the proceeds of the Refunded Bond to pay all or a portion of the public redevelopment costs incurred or to be incurred within the Alatus TIF District (the "TIF District") established within the Downtown Central Business Redevelopment Project as identified in the tax increment financing plan for the TIF District, including but not limited to a bridge loan provided to Alatus Columbia Heights II LLC, a Delaware limited liability company, for land acquisition, demolition, and related costs (the "Project Costs").

1.02. Award to the Purchaser and Interest Rate. A tabulation of proposals received for the purchase of the Bond is attached hereto as EXHIBIT A. The proposal of Robert W. Baird & Co., Inc., Milwaukee, Wisconsin, as syndicate manager (the "Purchaser"), to purchase the Bond is hereby found and determined to be a reasonable offer and is hereby accepted, the proposal being to purchase the Bond at a price of \$6,575,971.50 (par amount of \$6,615,000.00, ~~[plus original issue premium of \$~~5,622.75~~,] [less original issue discount of \$~~ less underwriter's discount of \$44,651.25), plus accrued interest, if any, to the date of delivery for the Bond. The Bond shall bear interest at a rate of 5.200% per annum. The true interest cost of the Bond is 5.4915352%.

1.03. Purchase Contract. The amount proposed by the Purchaser in excess of the minimum bid shall be credited to the Debt Service Fund hereinafter created or deposited in the Redemption Fund hereinafter created, as determined by the Finance Director in consultation with the City's municipal advisor. The good faith deposit of the Purchaser shall be retained and deposited until the Bond has been delivered and shall be deducted from the purchase price paid at settlement. The Mayor and the City

Manager, or if the City Manager position is vacant, the Interim City Manager (hereinafter, the “City Manager”), are directed to execute a contract with the Purchaser on behalf of the City.

1.04. Terms and Principal Amount of the Bond. The City will forthwith issue and sell the Bond pursuant to the Act, in the total principal amount of \$~~6,615,000~~, originally dated the date of delivery (which is anticipated to be December 14, 2023), in the denomination of \$5,000 each or any integral multiple thereof, numbered No. R-1, bearing interest as above set forth, and maturing on February 1, 2026.

1.05. Optional Redemption. The City may elect on August 1, 2024, and on any day thereafter to prepay the Bond. Redemption may be in whole or in part and if in part, at the option of the City and in such manner as the City will determine. If less than all of the Bond is called for redemption, the City will notify DTC (as defined in Section 7 hereof) of the particular amount to be prepaid. DTC will determine by lot the amount of each participant’s interest in such maturity to be redeemed and each participant will then select by lot the beneficial ownership interests in such maturity to be redeemed. Prepayments will be at a price of par plus accrued interest.

## Section 2. Registration and Payment.

2.01. Registered Form. The Bond will be issued only in fully registered form. The interest thereon and, upon surrender of the Bond, the principal amount thereof, is payable by check or draft issued by the Registrar described herein.

2.02. Dates; Interest Payment Dates. The Bond will be dated as of the last interest payment date preceding the date of authentication to which interest on the Bond has been paid or made available for payment, unless (i) the date of authentication is an interest payment date to which interest has been paid or made available for payment, in which case the Bond will be dated as of the date of authentication, or (ii) the date of authentication is prior to the first interest payment date, in which case the Bond will be dated as of the date of original issue. The interest on the Bond is payable on February 1 and August 1 of each year, commencing August 1, 2024, to the registered owners of record thereof as of the close of business on the fifteenth day of the immediately preceding month, whether or not such day is a business day.

2.03. Registration. The City will appoint a bond registrar, transfer agent, authenticating agent and paying agent (the “Registrar” and “Paying Agent”). The effect of registration and the rights and duties of the City and the Registrar with respect thereto are as follows:

(a) Register. The Registrar must keep at its principal corporate trust office a bond register in which the Registrar provides for the registration of ownership of the Bond and the registration of transfers and exchanges of the Bond entitled to be registered, transferred or exchanged.

(b) Transfer of Bond. Upon surrender for transfer of the Bond duly endorsed by the registered owner thereof or accompanied by a written instrument of transfer, in form satisfactory to the Registrar, duly executed by the registered owner thereof or by an attorney duly authorized by the registered owner in writing, the Registrar will authenticate and deliver, in the name of the designated transferee or transferees, one or more new Bonds of a like aggregate principal amount and maturity, as requested by the transferor. The Registrar may, however, close the books for registration of any transfer after the fifteenth day of the month preceding each interest payment date and until that interest payment date.

(c) Exchange of Bond. When the Bond is surrendered by the registered owner for exchange the Registrar will authenticate and deliver one or more new Bonds of a like aggregate



principal amount and maturity as requested by the registered owner or the owner's attorney in writing.

(d) Cancellation. The Bond surrendered upon transfer or exchange will be promptly cancelled by the Registrar and thereafter disposed of as directed by the City.

(e) Improper or Unauthorized Transfer. When the Bond is presented to the Registrar for transfer, the Registrar may refuse to transfer the Bond until the Registrar is satisfied that the endorsement on the Bond or separate instrument of transfer is valid and genuine and that the requested transfer is legally authorized. The Registrar will incur no liability for the refusal, in good faith, to make transfers which it, in its judgment, deems improper or unauthorized.

(f) Persons Deemed Owners. The City and the Registrar may treat the person in whose name the Bond is registered in the bond register as the absolute owner of the Bond, whether the Bond is overdue or not, for the purpose of receiving payment of, or on account of, the principal of and interest on the Bond and for all other purposes, and payments so made to a registered owner or upon the owner's order will be valid and effectual to satisfy and discharge the liability upon the Bond to the extent of the sum or sums so paid.

(g) Taxes, Fees and Charges. The Registrar may impose a charge upon the owner thereof for a transfer or exchange of the Bond sufficient to reimburse the Registrar for any tax, fee or other governmental charge required to be paid with respect to the transfer or exchange.

(h) Mutilated, Lost, Stolen or Destroyed Bond. If the Bond becomes mutilated or is destroyed, stolen or lost, the Registrar will deliver a new Bond of like amount, number, maturity date and tenor in exchange and substitution for and upon cancellation of the mutilated Bond or in lieu of and in substitution for a Bond destroyed, stolen or lost, upon the payment of the reasonable expenses and charges of the Registrar in connection therewith; and, in the case of the Bond destroyed, stolen or lost, upon filing with the Registrar of evidence satisfactory to it that the Bond was destroyed, stolen or lost, and of the ownership thereof, and upon furnishing to the Registrar an appropriate bond or indemnity in form, substance and amount satisfactory to it and as provided by law, in which both the City and the Registrar must be named as obligees. The Bond so surrendered to the Registrar will be cancelled by the Registrar and evidence of such cancellation must be given to the City. If the mutilated, destroyed, stolen or lost Bond has already matured or been called for redemption in accordance with its terms it is not necessary to issue a new Bond prior to payment.

(i) Redemption. In the event the Bond is called for redemption, notice thereof identifying the Bond to be redeemed will be given by the Registrar by mailing a copy of the redemption notice by first class mail (postage prepaid) to the registered owner of the Bond to be redeemed at the address shown on the registration books kept by the Registrar and by publishing the notice if required by law. Failure to give notice by publication or by mail to any registered owner, or any defect therein, will not affect the validity of the proceedings for the redemption of the Bond. The Bond so called for redemption will cease to bear interest after the specified redemption date, provided that the funds for the redemption are on deposit with the place of payment at that time.

2.04. Appointment of Initial Registrar. The City appoints Bond Trust Services Corporation, Roseville, Minnesota, as the initial Registrar. The Mayor and the City Manager are authorized to execute and deliver, on behalf of the City, a contract with the Registrar. Upon merger or consolidation of the Registrar with another corporation, if the resulting corporation is a bank or trust company authorized by law to conduct such business, the resulting corporation is authorized to act as successor Registrar. The City agrees to pay the reasonable and customary charges of the Registrar for the services performed. The City

reserves the right to remove the Registrar upon thirty (30) days' notice and upon the appointment of a successor Registrar, in which event the predecessor Registrar must deliver all cash and the Bond in its possession to the successor Registrar and must deliver the bond register to the successor Registrar. On or before each principal or interest due date, without further order of the City Council, the Finance Director must transmit to the Registrar moneys sufficient for the payment of all principal and interest then due.

2.05. Execution, Authentication and Delivery. The Bond will be prepared under the direction of the City Manager and executed on behalf of the City by the signatures of the Mayor and the City Manager, provided that those signatures may be printed, engraved or lithographed facsimiles of the originals. If an officer whose signature or a facsimile of whose signature appears on the Bond ceases to be such officer before the delivery of the Bond, that signature or facsimile will nevertheless be valid and sufficient for all purposes, the same as if the officer had remained in office until delivery. Notwithstanding such execution, the Bond will not be valid or obligatory for any purpose or entitled to any security or benefit under this resolution unless and until a certificate of authentication on the Bond has been duly executed by the manual signature of an authorized representative of the Registrar. Certificates of authentication on a different Bond need not be signed by the same representative. The executed certificate of authentication on the Bond is conclusive evidence that it has been authenticated and delivered under this resolution. When the Bond has been so prepared, executed and authenticated, the City Manager will deliver the same to the Purchaser upon payment of the purchase price in accordance with the contract of sale heretofore made and executed, and the Purchaser is not obligated to see to the application of the purchase price.

### Section 3. Form of Bond.

3.01. Execution of the Bond. The Bond will be printed or typewritten in substantially the form attached hereto as EXHIBIT B.

3.02. Approving Legal Opinion. The City Manager is authorized and directed to obtain a copy of the proposed approving legal opinion of Kennedy & Graven, Chartered, Minneapolis, Minnesota, and to cause the opinion to be printed on or accompany the Bond.

### Section 4. Payment; Security; Pledges and Covenants.

4.01. Debt Service Fund. The Bond will be payable from the Taxable General Obligation Temporary Tax Increment Refunding Bonds, Series 2023A Debt Service Fund (the "Debt Service Fund") hereby created. The Debt Service Fund shall be administered and maintained by the Finance Director of the City as a bookkeeping account separate and apart from all other funds maintained in the official financial records of the City. Tax increment revenues resulting from increases in taxable valuation of real property in the TIF District (the "Tax Increment Revenues") received by the Columbia Heights Economic Development Authority (the "Authority") from the TIF District are pledged to the Debt Service Fund pursuant to the Pledge Agreement (hereinafter defined). There is also appropriated to the Debt Service Fund (i) amounts over the minimum purchase price of the Bond paid by the Purchaser, to the extent designated for deposit in the Debt Service Fund in accordance with Section 1.03 hereof; ~~and~~ (ii) capitalized interest financed from Bond proceeds, if any; and (iii) rounding in the amount of \$1,738.25.

4.02. Redemption Fund. All proceeds of the Bond, less the appropriations made in Section 4.01 hereof and the costs of issuance of the Bond, will be deposited in a separate fund (the "Redemption Fund") to be used solely to pay the Refunded Bond on December 29, 2023 (the "Redemption Date"). Any balance remaining in the Redemption Fund after the payment in full of the Refunded Bond shall be deposited in the Debt Service Fund herein created for the Bond.

4.03. Pledge Agreement. An Amended and Restated Tax Increment Pledge Agreement between the City and the Authority, to be dated the date of issuance and delivery of the Bond (the “Pledge Agreement”), is hereby approved and shall be executed by the Mayor and the City Manager in substantially the form now on file with the City, with such additions, deletions, and other changes as are approved by the City Manager. The Pledge Agreement is to be executed and delivered in order to satisfy the requirements of Section 469.178, subdivision 2, Section 475.58, subdivision 1, and Section 475.61, subdivision 1 of the Act. The Pledge Agreement creates rights in the City and the Authority but is not intended to create duties or obligations of the City or the Authority to any other persons (including the beneficial or registered owners of the Bond) with respect to the Tax Increment Revenues or other revenues described or referenced in the Pledge Agreement, except to the extent required by applicable law, and is not intended to create rights in or claims by any other persons (including the beneficial or registered owners of the Bond) with respect to the Tax Increment Revenues or other revenues described or referenced in the Pledge Agreement, except to the extent required by applicable law. The Pledge Agreement amends and restates the Tax Increment Pledge Agreement, dated July 29, 2021, between the City and the Authority.

4.04. Tax Increment Revenues. The estimated amount of the Tax Increment Revenues available to pay debt service on the Bond exceeds twenty percent (20%) of the Project Costs related to the TIF District. The total Project Costs are estimated to be at least equal to the amount of the Bond.

4.05. General Obligation Pledge. For the prompt and full payment of the principal of and interest on the Bond, as the same respectively become due, the full faith, credit, and taxing powers of the City are irrevocably pledged. If a payment of principal of or interest on the Bond becomes due when there is not sufficient money in the Debt Service Fund to pay the same, the Finance Director is directed to pay such principal or interest from the general fund of the City, and the general fund will be reimbursed for those advances out of the proceeds of Tax Increment Revenues when received.

Furthermore, in accordance with its statutory duties under Section 475.61, subdivision 6 and Section 469.178, subdivision 5 of the Act, the City covenants and agrees with the holders of the Bond that if the Bond cannot be paid at maturity from Tax Increment Revenues or from other funds appropriated by the City Council, the Bond will be paid from the proceeds of definitive bonds that will be issued and sold prior to the maturity date of the Bond.

4.06. Debt Service Coverage. It is hereby determined that the estimated collection of the Tax Increment Revenues for the payment of principal of and interest on the Bond will produce at least five percent (5%) in excess of the amount needed to meet, when due, the principal and interest payments on the Bond and that no tax levy is needed at this time.

4.07. Prior Debt Service Fund. The debt service fund heretofore established for the Refunded Bond pursuant to the resolution providing for the issuance and sale of the Refunded Bond shall be closed following the payment of the Refunded Bond, and all monies therein shall be transferred to the Debt Service Fund herein created.

4.08. Certificate of Manager of Property Records and Taxation as to Registration. The City Manager is authorized and directed to file a certified copy of this resolution with the Manager of Property Records and Taxation of Anoka County, Minnesota and to obtain the certificate required by Section 475.63 of the Act.

## Section 5. Refunding of Temporary Bond; Findings.

5.01. Purpose of Refunding. Proceeds of the Bond will be used to pay the Refunded Bond on the Redemption Date, thereby providing additional temporary financing for the Project. It is hereby found and determined that based upon information presently available from the City's municipal advisor, the issuance of the Bond, a portion of which will be used to refund the Refunded Bond, is consistent with covenants made with the holder of the Refunded Bond and is necessary and desirable for the reduction of debt service costs to the City.

5.02. Application of Proceeds of Bond. It is hereby found and determined that the proceeds of the Bond deposited in the Redemption Fund, along with any other funds on hand in the debt service fund established for the Refunded Bond, will be sufficient to pay all of the principal of, interest on and redemption premium (if any) on the Refunded Bond on the Redemption Date.

5.03. Redemption; Date of Redemption; Notice of Call for Redemption. The Refunded Bond will be redeemed and prepaid on the Redemption Date. The Refunded Bond will be redeemed and prepaid in accordance with the terms of the Refunded Bond and in accordance with the terms and conditions set forth in the form of Notice of Call for Redemption attached hereto as EXHIBIT C, which terms and conditions are hereby approved and incorporated herein by reference. The registrar for the Refunded Bond is authorized and directed to send a copy of the Notice of Call for Redemption to each registered holder of the Refunded Bond at least thirty (30) days prior to the Redemption Date.

#### Section 6. Authentication of Transcript.

6.01. City Proceedings and Records. The officers of the City are authorized and directed to prepare and furnish to the Purchaser and to the attorneys approving the Bond certified copies of proceedings and records of the City relating to the Bond and to the financial condition and affairs of the City, and such other certificates, affidavits and transcripts as may be required to show the facts within their knowledge or as shown by the books and records in their custody and under their control, relating to the validity and marketability of the Bond, and such instruments, including any heretofore furnished, may be deemed representations of the City as to the facts stated therein.

6.02. Certification as to Official Statement. The Mayor, the City Manager, and the Finance Director are authorized and directed to certify that they have examined the Official Statement prepared and circulated in connection with the issuance and sale of the Bond and that to the best of their knowledge and belief the Official Statement is a complete and accurate representation of the facts and representations made therein as of the date of the Official Statement.

6.03. Closing Certificates. The Mayor, the City Manager, and the Finance Director are hereby authorized and directed to furnish to the Purchaser at the closing such certificates as are required as a condition of sale. Unless litigation shall have been commenced and be pending questioning the Bond or the organization of the City or incumbency of its officers, at the closing the Mayor, the City Manager, and the Finance Director shall also execute and deliver to the Purchaser a suitable certificate as to absence of material litigation, and the Finance Director shall also execute and deliver a certificate as to payment for and delivery of the Bond.

6.04. Electronic Signatures. The electronic signature of the Mayor, the City Manager, the Finance Director, and/or the City Clerk to this resolution and to any certificate authorized to be executed hereunder shall be as valid as an original signature of such party and shall be effective to bind the City thereto. For purposes hereof, (i) "electronic signature" means a manually signed original signature that is then transmitted by electronic means; and (ii) "transmitted by electronic means" means sent in the form of a facsimile or sent via the internet as a portable document format ("pdf") or other replicating image attached to an electronic mail or internet message.

6.05. Payment of Costs of Issuance. The City authorizes the Purchaser to forward the amount of Bond proceeds allocable to the payment of issuance expenses in accordance with the closing memorandum to be prepared and distributed by Ehlers and Associates, Inc., the municipal advisor to the City, on the date of closing.

#### Section 7. Book-Entry System; Limited Obligation of City.

7.01. DTC. The Bond will be initially issued in the form of a separate single typewritten or printed fully registered Bond for the maturity set forth in Section 1.04 hereof. Upon initial issuance, the ownership of the Bond will be registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York, and its successors and assigns (“DTC”). Except as provided in this section, all of the outstanding Bond will be registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee of DTC.

7.02. Participants. With respect to the Bond registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee of DTC, the City, the Registrar and the Paying Agent will have no responsibility or obligation to any broker dealers, banks and other financial institutions from time to time for which DTC holds the Bond as a securities depository (the “Participants”) or to any other person on behalf of which a Participant holds an interest in the Bond, including but not limited to any responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any Participant with respect to any ownership interest in the Bond, (ii) the delivery to any Participant or any other person (other than a registered owner of the Bond, as shown by the registration books kept by the Registrar), of any notice with respect to the Bond, including any notice of redemption, or (iii) the payment to any Participant or any other person, other than a registered owner of the Bond, of any amount with respect to principal of, premium, if any, or interest on the Bond. The City, the Registrar and the Paying Agent may treat and consider the person in whose name the Bond is registered in the registration books kept by the Registrar as the holder and absolute owner of the Bond for the purpose of payment of principal, premium and interest with respect to the Bond, for the purpose of registering transfers with respect to the Bond, and for all other purposes. The Paying Agent will pay all principal of, premium, if any, and interest on the Bond only to or on the order of the respective registered owners, as shown in the registration books kept by the Registrar, and all such payments will be valid and effectual to fully satisfy and discharge the City’s obligations with respect to payment of principal of, premium, if any, or interest on the Bond to the extent of the sum or sums so paid. No person other than a registered owner of Bond, as shown in the registration books kept by the Registrar, will receive a certificated Bond evidencing the obligation of this resolution. Upon delivery by DTC to the City Manager of a written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., the words “Cede & Co.” will refer to such new nominee of DTC; and upon receipt of such a notice, the City Manager will promptly deliver a copy of the same to the Registrar and Paying Agent.

7.03. Representation Letter. The City has heretofore executed and delivered to DTC a Blanket Issuer Letter of Representations (the “Representation Letter”) which will govern payment of principal of, premium, if any, and interest on the Bond and notices with respect to the Bond. Any Paying Agent or Registrar subsequently appointed by the City with respect to the Bond will agree to take all action necessary for all representations of the City in the Representation Letter with respect to the Registrar and Paying Agent, respectively, to be complied with at all times.

7.04. Transfers Outside Book-Entry System. In the event the City, by resolution of the City Council, determines that it is in the best interests of the persons having beneficial interests in the Bond that they be able to obtain Bond certificates, the City will notify DTC, whereupon DTC will notify the Participants, of the availability through DTC of Bond certificates. In such event the City will issue, transfer and exchange Bond certificates as requested by DTC and any other registered owners in accordance with

the provisions of this resolution. DTC may determine to discontinue providing its services with respect to the Bond at any time by giving notice to the City and discharging its responsibilities with respect thereto under applicable law. In such event, if no successor securities depository is appointed, the City will issue and the Registrar will authenticate Bond certificates in accordance with this resolution and the provisions hereof will apply to the transfer, exchange and method of payment thereof.

7.05. Payments to Cede & Co. Notwithstanding any other provision of this resolution to the contrary, so long as the Bond is registered in the name of Cede & Co., as nominee of DTC, payments with respect to principal of, premium, if any, and interest on the Bond and all notices with respect to the Bond will be made and given, respectively in the manner provided in DTC's Operational Arrangements, as set forth in the Representation Letter.

#### Section 8. Continuing Disclosure.

8.01. Execution of Continuing Disclosure Certificate. "Continuing Disclosure Certificate" means that certain Continuing Disclosure Certificate executed by the Mayor and City Manager and dated the date of issuance and delivery of the Bond, as originally executed and as it may be amended from time to time in accordance with the terms thereof.

8.02. City Compliance with Provisions of Continuing Disclosure Certificate. The City hereby covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Certificate. Notwithstanding any other provision of this resolution, failure of the City to comply with the Continuing Disclosure Certificate is not to be considered an event of default with respect to the Bond; however, any Bondholder may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the City to comply with its obligations under this section.

Section 9. Defeasance. When all of the Bond and all interest thereon have been discharged as provided in this section, all pledges, covenants and other rights granted by this resolution to the holders of the Bond will cease, except that the pledge of the full faith and credit of the City for the prompt and full payment of the principal of and interest on the Bond will remain in full force and effect. The City may discharge all of the Bond which is due on any date by depositing with the Registrar on or before that date a sum sufficient for the payment thereof in full. If the Bond should not be paid when due, it may nevertheless be discharged by depositing with the Registrar a sum sufficient for the payment thereof in full with interest accrued to the date of such deposit.

Approved this 27<sup>th</sup> day of November, 2023, by the City Council of the City of Columbia Heights, Minnesota.

Offered by:  
Seconded by:  
Roll Call:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

**EXHIBIT A**  
**PROPOSALS**





## BID TABULATION

**\$6,675,000\* Taxable General Obligation Temporary Tax Increment Financing Bonds, Series 2023A**

**City of Columbia Heights, Minnesota**

**SALE:** November 27, 2023

**AWARD:** BAIRD

**Rating:** S&P Global Ratings "AA"

Taxable - Non-Bank Qualified

NAME OF BIDDER	MATURITY (February 1)	REOFFERING YIELD	COUPON RATE	PRICE	TRUE INTEREST RATE
BAIRD	2026	5.050%	5.200%	\$6,635,617.50	5.4915%
Milwaukee, Wisconsin					
C.L. King & Associates					
Colliers Securities LLC					
Sierra Pacific Securities					
Crews & Associates, Inc.					
Commerce Bank, N.A.					
UMB Bank, N.A.					
Oppenheimer & Co.					
First Bankers' Banc Securities, Inc.					
Isaak Bond Investments, Inc					
Celadon Financial Group, LLC					
FMS Bonds Inc.					
Alliance Global Partners					
Wintrust Investments, LLC					
First Southern LLC					
Midland Securities					
Multi Bank Securities Inc.					
Dinosaur Securities					
Mountainside Securities LLC					
StoneX Financial Inc.					
Valdes and Moreno					
Central States Capital Markets					
Carty & Company, Inc.					
Seaport Global Securities LLC					

\* Subsequent to bid opening the issue size was decreased to \$6,615,000.

Adjusted Price - \$6,575,971.50      Adjusted Net Interest Cost - \$771,897.00      Adjusted TIC - 5.4915%

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NAME OF BIDDER	MATURITY (February 1)	PRICE	TRUE INTEREST RATE
NORTHLAND SECURITIES, INC. Minneapolis, Minnesota		\$6,634,950.00	5.6718%
BNY MELLON CAPITAL MANAGEMENT Pittsburgh, Pennsylvania		\$6,635,217.00	5.7449%
KEYBANC CAPITAL MARKETS INCORPORATED Cleveland, Ohio		\$6,639,956.25	5.9092%

Bid Tabulation

November 27, 2023

City of Columbia Heights, Minnesota

\$6,675,000\* Taxable General Obligation Temporary Tax Increment Financing Bonds, Series 2023A

Page 2

**EXHIBIT B**  
**FORM OF BOND**

No. R-\_\_\_\_\_

\$\_\_\_\_\_

UNITED STATES OF AMERICA  
STATE OF MINNESOTA  
COUNTY OF ANOKA  
CITY OF COLUMBIA HEIGHTS

**TAXABLE GENERAL OBLIGATION TEMPORARY TAX INCREMENT REFUNDING BOND  
SERIES 2023A**

<u>Rate</u>	<u>Maturity</u>	<u>Date of Original Issue</u>	<u>CUSIP</u>
_____ %	February 1, 2026	December 14, 2023	

Registered Owner: Cede &amp; Co.

The City of Columbia Heights, Minnesota, a duly organized and existing municipal corporation in Anoka County, Minnesota (the "City"), acknowledges itself to be indebted and for value received hereby promises to pay to the Registered Owner specified above or registered assigns, the principal sum of \$6,615,000 on the maturity date specified above, with interest thereon from the date hereof at the annual rate specified above (calculated on the basis of a 360 day year of twelve 30 day months), payable February 1 and August 1 in each year, commencing August 1, 2024, to the person in whose name this Bond is registered at the close of business on the fifteenth day (whether or not a business day) of the immediately preceding month. The interest hereon and, upon presentation and surrender hereof, the principal hereof are payable in lawful money of the United States of America by check or draft by Bond Trust Services Corporation, Roseville, Minnesota, as Bond Registrar, Paying Agent, Transfer Agent and Authenticating Agent, or its designated successor under the Resolution described herein. For the prompt and full payment of such principal and interest as the same respectively become due, the full faith and credit and taxing powers of the City have been and are hereby irrevocably pledged.

The City may elect on August 1, 2024, and on any day thereafter to prepay this Bond. Redemption may be in whole or in part and if in part, at the option of the City and in such manner as the City will determine. If less than all of the Bond is called for redemption, the City will notify The Depository Trust Company ("DTC") of the particular amount to be prepaid. DTC will determine by lot the amount of each participant's interest to be redeemed and each participant will then select by lot the beneficial ownership interests to be redeemed. Prepayments will be at a price of par plus accrued interest.

This Bond is issued pursuant to a resolution adopted by the City Council on November 27, 2023 (the "Resolution"), for the purpose of providing money to aid in refunding certain outstanding general obligations of the City, thereby providing additional temporary financing for public redevelopment costs of projects in the Alatus TIF District (the "TIF District") in the City, pursuant to and in full conformity with the home rule charter of the City and the Constitution and laws of the State of Minnesota, including Minnesota Statutes, Chapters 469 and 475, as amended, including Sections 469.174 through 469.179, particularly Section 469.178, subdivision 5, Section 475.65, subdivision 6, and Section 475.67,

subdivision 3. The principal hereof and interest hereon are payable primarily from tax increments resulting in increases in the taxable value of real property in the TIF District and from proceeds of definitive bonds to be issued by the City prior to the maturity hereof, as set forth in the Resolution to which reference is made for a full statement of rights and powers thereby conferred. The Columbia Heights Economic Development Authority (the "Authority") has pledged the tax increments from the TIF District to the City for payment of the principal of and interest on the Bond, pursuant to the terms of an Amended and Restated Tax Increment Pledge Agreement of even date herewith between the City and the Authority. The full faith and credit of the City is irrevocably pledged for payment of this Bond and the City Council has obligated itself to levy ad valorem taxes on all taxable property in the City in the event of any deficiency in tax increment revenues pledged, which taxes may be levied without limitation as to rate or amount. The Bond is issued only as a fully registered Bond in denominations of \$5,000 or any integral multiple thereof of single maturities.

As provided in the Resolution and subject to certain limitations set forth therein, this Bond is transferable upon the books of the City at the principal office of the Bond Registrar, by the registered owner hereof in person or by the owner's attorney duly authorized in writing, upon surrender hereof together with a written instrument of transfer satisfactory to the Bond Registrar, duly executed by the registered owner or the owner's attorney; and may also be surrendered in exchange for a Bond of other authorized denominations. Upon such transfer or exchange the City will cause a new Bond to be issued in the name of the transferee or registered owner, of the same aggregate principal amount, bearing interest at the same rate and maturing on the same date, subject to reimbursement for any tax, fee or governmental charge required to be paid with respect to such transfer or exchange.

The City and the Bond Registrar may deem and treat the person in whose name this Bond is registered as the absolute owner hereof, whether this Bond is overdue or not, for the purpose of receiving payment and for all other purposes, and neither the City nor the Bond Registrar will be affected by any notice to the contrary.

IT IS HEREBY CERTIFIED, RECITED, COVENANTED AND AGREED that all acts, conditions and things required by the home rule charter of the City and the Constitution and laws of the State of Minnesota, to be done, to exist, to happen and to be performed preliminary to and in the issuance of this Bond in order to make it a valid and binding general obligation of the City in accordance with its terms, have been done, do exist, have happened and have been performed as so required, and that the issuance of this Bond does not cause the indebtedness of the City to exceed any constitutional, charter, or statutory limitation of indebtedness.

This Bond is not valid or obligatory for any purpose or entitled to any security or benefit under the Resolution until the Certificate of Authentication hereon has been executed by the Bond Registrar by manual signature of one of its authorized representatives.

IN WITNESS WHEREOF, the City of Columbia Heights, Anoka County, Minnesota, by its City Council, has caused this Bond to be executed on its behalf by the facsimile or manual signatures of the Mayor and City Manager and has caused this Bond to be dated as of the date set forth below.

Dated: December 14, 2023

**CITY OF COLUMBIA HEIGHTS,  
MINNESOTA**

\_\_\_\_\_  
(Facsimile)  
Mayor

\_\_\_\_\_  
(Facsimile)  
City Manager

**CERTIFICATE OF AUTHENTICATION**

This is the Bond delivered pursuant to the Resolution mentioned within.

**BOND TRUST SERVICES CORPORATION**

By \_\_\_\_\_  
Authorized Representative

**ABBREVIATIONS**

The following abbreviations, when used in the inscription on the face of this Bond, will be construed as though they were written out in full according to applicable laws or regulations:

TEN COM -- as tenants in common

UNIF GIFT MIN ACT

\_\_\_\_\_  
Custodian

TEN ENT -- as tenants by entireties

(Cust) \_\_\_\_\_ (Minor)  
under Uniform Gifts or Transfers to Minors  
Act, State of \_\_\_\_\_

JT TEN -- as joint tenants with right of  
survivorship and not as tenants in common

Additional abbreviations may also be used though not in the above list.

**ASSIGNMENT**

For value received, the undersigned hereby sells, assigns and transfers unto \_\_\_\_\_ the within Bond and all rights thereunder, and does hereby irrevocably constitute and appoint \_\_\_\_\_ attorney to transfer the said Bond on the books kept for registration of the within Bond, with full power of substitution in the premises.

Dated: \_\_\_\_\_

Notice: The assignor's signature to this assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration or any change whatever.

Signature Guaranteed:

\_\_\_\_\_  
  
NOTICE: Signature(s) must be guaranteed by a financial institution that is a member of the Securities Transfer Agent Medallion Program ("STAMP"), the Stock Exchange Medallion Program ("SEMP"), the New York Stock Exchange, Inc. Medallion Signatures Program ("MSP") or other such "signature guarantee program" as may be determined by the Registrar in addition to, or in substitution for, STAMP, SEMP or MSP, all in accordance with the Securities Exchange Act of 1934, as amended.

The Bond Registrar will not effect transfer of this Bond unless the information concerning the assignee requested below is provided.

Name and Address: \_\_\_\_\_

\_\_\_\_\_  
  
(Include information for all joint owners if this Bond is held by joint account.)

Please insert social security or other identifying number of assignee

#### PROVISIONS AS TO REGISTRATION

The ownership of the principal of and interest on the within Bond has been registered on the books of the Registrar in the name of the person last noted below.

<u>Date of Registration</u>	<u>Registered Owner</u>	<u>Signature of Officer of Registrar</u>
_____	Cede & Co. Federal ID #13-2555119	_____

**EXHIBIT C****NOTICE OF CALL FOR REDEMPTION**

\$5,935,000  
CITY OF COLUMBIA HEIGHTS, MINNESOTA  
TAXABLE GENERAL OBLIGATION TEMPORARY TAX INCREMENT BONDS  
SERIES 2021A

NOTICE IS HEREBY GIVEN that, by order of the City Council of the City of Columbia Heights, Minnesota (the “City”), there have been called for redemption and prepayment on

December 29, 2023

all outstanding principal of the bonds of the City designated as the Taxable General Obligation Temporary Tax Increment Bonds, Series 2021A (the “Bond”), dated July 29, 2021, having a stated maturity date of February 1, 2024, totaling \$5,935,000 in principal amount, and with the following CUSIP number:

<u>Year of Maturity</u>	<u>Amount to Be Redeemed</u>	<u>CUSIP</u>
2024	\$5,935,000	197684 UE1

The Bond is being called at a price of par plus accrued interest to December 29, 2023, on which date all interest on the Bond will cease to accrue. Redemption shall be within a maturity chosen by random selection by U.S. Bank Trust Company, National Association, as paying agent and registrar. Holders of the Bond hereby called for partial redemption are requested to present the Bond for payment at the office of U.S. Bank Trust Company, National Association, as registrar and paying agent, on or before December 29, 2023:

U.S. Bank Trust Company, National Association  
Corporate Trust Services  
111 Fillmore Avenue East  
St. Paul, MN 55107

**Important Notice:** In compliance with the Economic Growth and Tax Relief Reconciliation Act of 2009, the paying agent is required to withhold a specified percentage of the principal amount of the redemption price payable to the holder of any bonds subject to partial redemption and prepayment on the redemption date, unless the paying agent is provided with the Social Security Number or Federal Employer Identification Number of the holder, properly certified. Submission of a fully executed Request for Taxpayer Identification Number and Certification, Form W-9, will satisfy the requirements of this paragraph.

Dated: \_\_\_\_\_, 2023.

BY ORDER OF THE CITY COUNCIL OF THE CITY  
OF COLUMBIA HEIGHTS, MINNESOTA

By /s/ Kevin Hansen  
Interim City Manager  
City of Columbia Heights, Minnesota



Document comparison by Workshare 10.0 on Monday, November 27, 2023  
1:39:22 PM

Input:	
Document 1 ID	PowerDocs://DOCSOPEN/915951/1
Description	DOCSOPEN-#915951-v1-Col_Hts_Taxable_GO_Temp_TIF_Ref_23A_Award_Resolution
Document 2 ID	PowerDocs://DOCSOPEN/915951/2
Description	DOCSOPEN-#915951-v2-Col_Hts_Taxable_GO_Temp_TIF_Ref_23A_Award_Resolution
Rendering set	Standard

Legend:	
<u>Insertion</u>	
<del>Deletion</del>	
<del>Moved from</del>	
<u>Moved to</u>	
Style change	
Format change	
<del>Moved deletion</del>	
Inserted cell	
Deleted cell	
Moved cell	
Split/Merged cell	
Padding cell	

Statistics:	
	Count
Insertions	19
Deletions	17
Moved from	0
Moved to	0
Style change	0
Format changed	0

Total changes	36
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## CITY OF COLUMBIA HEIGHTS, MINNESOTA

## RESOLUTION NO. 2023-\_\_\_\_\_

**A RESOLUTION AWARDED THE SALE OF GENERAL OBLIGATION IMPROVEMENT BONDS, SERIES 2023B, IN THE ORIGINAL AGGREGATE PRINCIPAL AMOUNT OF \$2,635,000; FIXING THEIR FORM AND SPECIFICATIONS; DIRECTING THEIR EXECUTION AND DELIVERY; AND PROVIDING FOR THEIR PAYMENT**

BE IT RESOLVED By the City Council of the City of Columbia Heights, Anoka County, Minnesota (the "City") as follows:

Section 1. Sale of Bonds.

1.01. Authorization. Pursuant to a resolution adopted by the City Council on October 23, 2023, the City authorized the sale of its General Obligation Improvement Bonds, Series 2023B (the "Bonds"), to finance the construction of certain assessable public improvements within the City included in the 2021 Street Rehabilitation Improvements (City Project 2002) and the 2022 Street Rehabilitation Improvements (City Project 2202) (the "Improvements"), pursuant to Minnesota Statutes, Chapters 429 and 475, as amended (the "Act").

1.02. Award to the Purchaser and Interest Rates. A tabulation of proposals received for the purchase of the Bonds is attached hereto as EXHIBIT A. The proposal of Robert W. Baird & Co., Inc., Milwaukee, Wisconsin, as syndicate manager (the "Purchaser"), to purchase the Bonds is hereby found and determined to be a reasonable offer and is hereby accepted, the proposal being to purchase the Bonds at a price of \$2,837,621.41 (par amount of \$2,635,000.00, plus original issue premium of \$222,606.00, ~~less original issue discount of \$~~ 19,984.59), plus accrued interest, if any, to the date of delivery for Bonds bearing interest as follows:

<u>Year</u>	<u>Interest Rate</u>	<u>Year</u>	<u>Interest Rate</u>
2025	<u>%5.000%</u>	2030	<u>%5.000%</u>
2026	<u>5.000</u>	2031	<u>5.000</u>
2027	<u>5.000</u>	2032	<u>5.000</u>
2028	<u>5.000</u>	2033	<u>5.000</u>
2029	<u>5.000</u>	2034	<u>4.000</u>

True interest cost: 3.3133767%

1.03. Purchase Contract. The amount proposed by the Purchaser in excess of the minimum bid shall be credited to the Debt Service Fund hereinafter created or deposited in the Construction Fund hereinafter created, as determined by the Finance Director of the City in consultation with the City's municipal advisor. The good faith deposit of the Purchaser shall be retained and deposited until the Bonds have been delivered and shall be deducted from the purchase price paid at settlement. The Mayor and the City Manager, or if the City Manager position is vacant, the Interim City Manager (hereinafter, the "City Manager"), are directed to execute a contract with the Purchaser on behalf of the City.

1.04. Terms and Principal Amounts of the Bonds. The City will forthwith issue and sell the Bonds pursuant to the Act, in the total principal amount of \$2,635,000, originally dated the date of delivery (which is anticipated to be December 14, 2023), in the denomination of \$5,000 each or any integral multiple thereof, numbered No. R-1, upward, bearing interest as above set forth, and maturing serially on February 1 in the years and amounts as follows:

<u>Year</u>	<u>Amount</u>	<u>Year</u>	<u>Amount</u>
2025	<u>\$250,000</u>	2030	<u>\$300,000</u>
2026	<u>275,000</u>	2031	<u>305,000</u>
2027	<u>280,000</u>	2032	<u>315,000</u>
2028	<u>290,000</u>	2033	<u>215,000</u>
2029	<u>295,000</u>	2034	<u>110,000</u>

1.05. Optional Redemption. The City may elect on February 1, 2032, and on any day thereafter to prepay Bonds due on or after February 1, 2033. Redemption may be in whole or in part and if in part, at the option of the City and in such manner as the City will determine. If less than all Bonds of a maturity are called for redemption, the City will notify DTC (as defined in Section 7 hereof) of the particular amount of such maturity to be prepaid. DTC will determine by lot the amount of each participant's interest in such maturity to be redeemed and each participant will then select by lot the beneficial ownership interests in such maturity to be redeemed. Prepayments will be at a price of par plus accrued interest.

~~———— [TO BE COMPLETED IF TERM BONDS ARE REQUESTED 1.06. Mandatory Redemption; Term Bonds. The Bonds maturing on February 1, 20\_\_\_\_ and February 1, 20\_\_\_\_ shall hereinafter be referred to collectively as the "Term Bonds." The principal amount of the Term Bonds subject to mandatory sinking fund redemption on any date may be reduced through earlier optional redemptions, with any partial redemptions of the Term Bonds credited against future mandatory sinking fund redemptions of such Term Bond in such order as the City shall determine. The Term Bonds are subject to mandatory sinking fund redemption and shall be redeemed in part at par plus accrued interest on February 1 of the following years and in the principal amounts as follows:~~

Sinking Fund Installment Date

February 1, 20\_\_\_\_ Term Bond

Principal Amount

\* Maturity

February 1, 20\_\_\_\_ Term Bond

Principal Amount

\* Maturity

Section 2. Registration and Payment.

2.01. Registered Form. The Bonds will be issued only in fully registered form. The interest thereon and, upon surrender of each Bond, the principal amount thereof, is payable by check or draft issued by the Registrar described herein.

2.02. Dates; Interest Payment Dates. Each Bond will be dated as of the last interest payment date preceding the date of authentication to which interest on the Bond has been paid or made available for payment, unless (i) the date of authentication is an interest payment date to which interest has been paid or made available for payment, in which case the Bond will be dated as of the date of authentication, or (ii) the date of authentication is prior to the first interest payment date, in which case the Bond will be dated as of the date of original issue. The interest on the Bonds is payable on February 1 and August 1 of each year, commencing August 1, 2024, to the registered owners of record thereof as of the close of business on the fifteenth day of the immediately preceding month, whether or not such day is a business day.

2.03. Registration. The City will appoint a bond registrar, transfer agent, authenticating agent and paying agent (the “Registrar” and “Paying Agent”). The effect of registration and the rights and duties of the City and the Registrar with respect thereto are as follows:

(a) Register. The Registrar must keep at its principal corporate trust office a bond register in which the Registrar provides for the registration of ownership of Bonds and the registration of transfers and exchanges of Bonds entitled to be registered, transferred or exchanged.

(b) Transfer of Bonds. Upon surrender for transfer of a Bond duly endorsed by the registered owner thereof or accompanied by a written instrument of transfer, in form satisfactory to the Registrar, duly executed by the registered owner thereof or by an attorney duly authorized by the registered owner in writing, the Registrar will authenticate and deliver, in the name of the designated transferee or transferees, one or more new Bonds of a like aggregate principal amount and maturity, as requested by the transferor. The Registrar may, however, close the books for registration of any transfer after the fifteenth day of the month preceding each interest payment date and until that interest payment date.

(c) Exchange of Bonds. When Bonds are surrendered by the registered owner for exchange the Registrar will authenticate and deliver one or more new Bonds of a like aggregate principal amount and maturity as requested by the registered owner or the owner’s attorney in writing.

(d) Cancellation. Bonds surrendered upon transfer or exchange will be promptly cancelled by the Registrar and thereafter disposed of as directed by the City.

(e) Improper or Unauthorized Transfer. When a Bond is presented to the Registrar for transfer, the Registrar may refuse to transfer the Bond until the Registrar is satisfied that the endorsement on the Bond or separate instrument of transfer is valid and genuine and that the requested transfer is legally authorized. The Registrar will incur no liability for the refusal, in good faith, to make transfers which it, in its judgment, deems improper or unauthorized.

(f) Persons Deemed Owners. The City and the Registrar may treat the person in whose name a Bond is registered in the bond register as the absolute owner of the Bond, whether the Bond is overdue or not, for the purpose of receiving payment of, or on account of, the principal of and interest on the Bond and for all other purposes, and payments so made to a registered owner or upon the owner’s order will be valid and effectual to satisfy and discharge the liability upon the Bond to the extent of the sum or sums so paid.

(g) Taxes, Fees and Charges. The Registrar may impose a charge upon the owner thereof for a transfer or exchange of Bonds sufficient to reimburse the Registrar for any tax, fee or other governmental charge required to be paid with respect to the transfer or exchange.

(h) Mutilated, Lost, Stolen or Destroyed Bonds. If a Bond becomes mutilated or is destroyed, stolen or lost, the Registrar will deliver a new Bond of like amount, number, maturity date and tenor in exchange and substitution for and upon cancellation of the mutilated Bond or in lieu of and in substitution for any Bond destroyed, stolen or lost, upon the payment of the reasonable expenses and charges of the Registrar in connection therewith; and, in the case of a Bond destroyed, stolen or lost, upon filing with the Registrar of evidence satisfactory to it that the Bond was destroyed, stolen or lost, and of the ownership thereof, and upon furnishing to the Registrar an appropriate bond or indemnity in form, substance and amount satisfactory to it and as provided by law, in which both the City and the Registrar must be named as obligees. Bonds so surrendered to the Registrar will be cancelled by the Registrar and evidence of such cancellation must be given to the City. If the mutilated, destroyed, stolen or lost Bond has already matured or been called for redemption in accordance with its terms it is not necessary to issue a new Bond prior to payment.

(i) Redemption. In the event any of the Bonds are called for redemption, notice thereof identifying the Bonds to be redeemed will be given by the Registrar by mailing a copy of the redemption notice by first class mail (postage prepaid) to the registered owner of each Bond to be redeemed at the address shown on the registration books kept by the Registrar and by publishing the notice if required by law. Failure to give notice by publication or by mail to any registered owner, or any defect therein, will not affect the validity of the proceedings for the redemption of Bonds. Bonds so called for redemption will cease to bear interest after the specified redemption date, provided that the funds for the redemption are on deposit with the place of payment at that time.

2.04. Appointment of Initial Registrar. The City appoints Bond Trust Services Corporation, Roseville, Minnesota, as the initial Registrar. The Mayor and the City Manager are authorized to execute and deliver, on behalf of the City, a contract with the Registrar. Upon merger or consolidation of the Registrar with another corporation, if the resulting corporation is a bank or trust company authorized by law to conduct such business, the resulting corporation is authorized to act as successor Registrar. The City agrees to pay the reasonable and customary charges of the Registrar for the services performed. The City reserves the right to remove the Registrar upon thirty (30) days' notice and upon the appointment of a successor Registrar, in which event the predecessor Registrar must deliver all cash and Bonds in its possession to the successor Registrar and must deliver the bond register to the successor Registrar. On or before each principal or interest due date, without further order of the City Council, the Finance Director must transmit to the Registrar moneys sufficient for the payment of all principal and interest then due.

2.05. Execution, Authentication and Delivery. The Bonds will be prepared under the direction of the City Manager and executed on behalf of the City by the signatures of the Mayor and the City Manager, provided that those signatures may be printed, engraved or lithographed facsimiles of the originals. If an officer whose signature or a facsimile of whose signature appears on the Bonds ceases to be such officer before the delivery of a Bond, that signature or facsimile will nevertheless be valid and sufficient for all purposes, the same as if the officer had remained in office until delivery. Notwithstanding such execution, a Bond will not be valid or obligatory for any purpose or entitled to any security or benefit under this resolution unless and until a certificate of authentication on the Bond has been duly executed by the manual signature of an authorized representative of the Registrar. Certificates of authentication on different Bonds need not be signed by the same representative. The executed certificate of authentication on a Bond is conclusive evidence that it has been authenticated and delivered under this resolution. When the Bonds have been so prepared, executed and authenticated, the City Manager will deliver the same to the Purchaser upon payment of the purchase price in accordance with the contract of sale heretofore made and executed, and the Purchaser is not obligated to see to the application of the purchase price.

Section 3. Form of Bond.

3.01. Execution of the Bonds. The Bonds will be printed or typewritten in substantially the form set forth in EXHIBIT B.

3.02. Approving Legal Opinion. The City Manager is authorized and directed to obtain a copy of the proposed approving legal opinion of Kennedy & Graven, Chartered, Minneapolis, Minnesota, and cause the opinion to be printed on or accompany each Bond.

Section 4. Payment; Security; Pledges and Covenants.

4.01. Debt Service Fund. The Bonds will be payable from the General Obligation Improvement Bonds, Series 2023B Debt Service Fund (the "Debt Service Fund") hereby created. The Debt Service Fund shall be administered and maintained by the Finance Director as a bookkeeping account separate and apart from all other funds maintained in the official financial records of the City. The Finance Director shall timely deposit in the Debt Service Fund the special assessments levied against property specially benefited by the Improvements (the "Assessments") and the ad valorem taxes hereinafter levied (the "Taxes"), which Assessments and Taxes are hereby pledged to the Debt Service Fund. There is also appropriated to the Debt Service Fund ~~(i) amounts over the minimum purchase price of the Bonds paid by the Purchaser, to the extent designated for deposit in the Debt Service Fund in accordance with Section 1.03 hereof; and (ii) capitalized interest financed from Bond proceeds, if any.~~

4.02. Construction Fund. The City hereby creates the General Obligation Improvement Bonds, Series 2023B Construction Fund (the "Construction Fund"). Proceeds of the Bonds, less the appropriations made in Section 4.01 hereof, together with any other funds appropriated for the Improvements, Taxes, and Assessments collected during the construction of the Improvements, will be deposited in the Construction Fund to be used solely to defray expenses of the Improvements and the payment of principal of and interest on the Bonds prior to the completion and payment of all costs of the Improvements. Any balance remaining in the Construction Fund after completion of the Improvements may be used to pay the cost in whole or in part of any other improvement instituted under the Act, under the direction of the City Council. When the Improvements are completed and the cost thereof paid, the Construction Fund is to be closed and any subsequent collections of Assessments and Taxes for the Improvements are to be deposited in the Debt Service Fund.

4.03. City Covenants with Respect to the Bonds. It is hereby determined that the Improvements will directly and indirectly benefit abutting property, and the City hereby covenants with the holders from time to time of the Bonds as follows:

(a) The City will cause the Assessments for the Improvements to be promptly levied so that the first installment of the Improvements will be collectible not later than 2024 and will take all steps necessary to assure prompt collection, and the levy of the Assessments is hereby authorized. The City Council will cause to be taken with due diligence all further actions that are required for the construction of each Improvement financed wholly or partly from the proceeds of the Bonds, and will take all further actions necessary for the final and valid levy of the Assessments and the appropriation of any other funds needed to pay the Bonds and interest thereon when due.

(b) In the event of any current or anticipated deficiency in Assessments and Taxes, the City Council will levy additional ad valorem taxes in the amount of the current or anticipated deficiency.

(c) The City will keep complete and accurate books and records showing receipts and disbursements in connection with the Improvements, Assessments, and Taxes levied therefor and other funds appropriated for their payment, collections thereof and disbursements therefrom, monies on hand and, the balance of unpaid Assessments.

(d) The City will cause its books and records to be audited at least annually and will furnish copies of such audit reports to any interested person upon request.

(e) At least twenty percent (20%) of the cost to the City of the Improvements described herein will be specially assessed against benefited properties.

4.04. General Obligation Pledge. For the prompt and full payment of the principal of and interest on the Bonds, as the same respectively become due, the full faith, credit and taxing powers of the City will be and are hereby irrevocably pledged. If the balance in the Debt Service Fund is ever insufficient to pay all principal and interest then due on the Bonds and any other bonds payable therefrom, the deficiency will be promptly paid out of monies in the general fund of the City which are available for such purpose, and such general fund may be reimbursed with or without interest from the Debt Service Fund when a sufficient balance is available therein.

4.05. Pledge of Tax Levy. For the purpose of paying a portion of the principal of and interest on the Bonds, there is levied a direct annual irrepealable ad valorem tax upon all of the taxable property in the City, which will be spread upon the tax rolls and collected with and as part of other general taxes of the City. The Taxes will be credited to the Debt Service Fund above provided and will be in the years and amounts as attached hereto as EXHIBIT C.

4.06. Certification to Manager of Property Records and Taxation as to Debt Service Fund Amount. It is hereby determined that the estimated collections of Taxes and Assessments will produce at least five percent (5%) in excess of the amount needed to meet when due the principal and interest payments on the Bonds. The tax levy herein provided is irrepealable until all of the Bonds are paid, provided that at the time the City makes its annual tax levies the Finance Director may certify to the Manager of Property Records and Taxation of Anoka County, Minnesota (the "Manager of Property Records and Taxation") the amount available in the Debt Service Fund to pay principal and interest due during the ensuing year, and the Manager of Property Records and Taxation will thereupon reduce the levy collectible during such year by the amount so certified.

4.07. Registration of Resolution. The City Manager is authorized and directed to file a certified copy of this resolution with the Manager of Property Records and Taxation and to obtain the certificate required by Section 475.63 of the Act.

## Section 5. Authentication of Transcript.

5.01. City Proceedings and Records. The officers of the City are authorized and directed to prepare and furnish to the Purchaser and to the attorneys approving the Bonds certified copies of proceedings and records of the City relating to the Bonds and to the financial condition and affairs of the City, and such other certificates, affidavits and transcripts as may be required to show the facts within their knowledge or as shown by the books and records in their custody and under their control, relating to the validity and marketability of the Bonds, and such instruments, including any heretofore furnished, will be deemed representations of the City as to the facts stated therein.



5.02. Certification as to Official Statement. The Mayor, the City Manager, and the Finance Director are authorized and directed to certify that they have examined the Official Statement prepared and circulated in connection with the issuance and sale of the Bonds and that to the best of their knowledge and belief the Official Statement is a complete and accurate representation of the facts and representations made therein as of the date of the Official Statement.

5.03. Other Certificates. The Mayor, the City Manager, and the Finance Director are hereby authorized and directed to furnish to the Purchaser at the closing such certificates as are required as a condition of sale. Unless litigation shall have been commenced and be pending questioning the Bonds or the organization of the City or incumbency of its officers, at the closing the Mayor, the City Manager, and the Finance Director shall also execute and deliver to the Purchaser a suitable certificate as to absence of material litigation, and the Finance Director shall also execute and deliver a certificate as to payment for and delivery of the Bonds.

5.04. Electronic Signatures. The electronic signature of the Mayor, the City Manager, the Finance Director, and/or the City Clerk to this resolution and to any certificate authorized to be executed hereunder shall be as valid as an original signature of such party and shall be effective to bind the City thereto. For purposes hereof, (i) “electronic signature” means a manually signed original signature that is then transmitted by electronic means; and (ii) “transmitted by electronic means” means sent in the form of a facsimile or sent via the internet as a portable document format (“pdf”) or other replicating image attached to an electronic mail or internet message.

5.05. Payment of Costs of Issuance. The City authorizes the Purchaser to forward the amount of Bond proceeds allocable to the payment of issuance expenses in accordance with the closing memorandum to be prepared and distributed by Ehlers and Associates, Inc., the municipal advisor to the City, on the date of closing.

## Section 6. Tax Covenant.

6.01. Tax-Exempt Bonds. The City covenants and agrees with the holders from time to time of the Bonds that it will not take or permit to be taken by any of its officers, employees or agents any action which would cause the interest on the Bonds to become subject to taxation under the Internal Revenue Code of 1986, as amended (the “Code”), and the Treasury Regulations promulgated thereunder, in effect at the time of such actions, and that it will take or cause its officers, employees or agents to take, all affirmative action within its power that may be necessary to ensure that such interest will not become subject to taxation under the Code and applicable Treasury Regulations, as presently existing or as hereafter amended and made applicable to the Bonds.

### 6.02. No Rebate Required.

(a) The City will comply with requirements necessary under the Code to establish and maintain the exclusion from gross income of the interest on the Bonds under Section 103 of the Code, including without limitation requirements relating to temporary periods for investments, limitations on amounts invested at a yield greater than the yield on the Bonds, and the rebate of excess investment earnings to the United States, if the Bonds (together with other obligations reasonably expected to be issued in calendar year 2023) exceed the small-issuer exception amount of \$5,000,000.

(b) For purposes of qualifying for the small issuer exception to the federal arbitrage rebate requirements, the City finds, determines and declares that the aggregate face amount of all tax-exempt bonds (other than private activity bonds) issued by the City (and all subordinate

entities of the City) during the calendar year in which the Bonds are issued and outstanding at one time is not reasonably expected to exceed \$5,000,000, all within the meaning of Section 148(f)(4)(D) of the Code.

6.03. Not Private Activity Bonds. The City further covenants not to use the proceeds of the Bonds or to cause or permit them or any of them to be used, in such a manner as to cause the Bonds to be “private activity bonds” within the meaning of Sections 103 and 141 through 150 of the Code.

6.04. Qualified Tax-Exempt Obligations. In order to qualify the Bonds as “qualified tax-exempt obligations” within the meaning of Section 265(b)(3) of the Code, the City makes the following factual statements and representations:

- (a) the Bonds are not “private activity bonds” as defined in Section 141 of the Code;
- (b) the City designates the Bonds as “qualified tax-exempt obligations” for purposes of Section 265(b)(3) of the Code;
- (c) the reasonably anticipated amount of tax-exempt obligations (other than private activity bonds that are not qualified 501(c)(3) bonds) which will be issued by the City (and all subordinate entities of the City) during calendar year 2023 will not exceed \$10,000,000; and
- (d) not more than \$10,000,000 of obligations issued by the City during calendar year 2023 have been designated for purposes of Section 265(b)(3) of the Code.

6.05. Procedural Requirements. The City will use its best efforts to comply with any federal procedural requirements which may apply in order to effectuate the designations made by this section.

## Section 7. Book-Entry System; Limited Obligation of City.

7.01. DTC. The Bonds will be initially issued in the form of a separate single typewritten or printed fully registered Bond for each of the maturities set forth in Section 1.04 hereof. Upon initial issuance, the ownership of each Bond will be registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York, and its successors and assigns (“DTC”). Except as provided in this section, all of the outstanding Bonds will be registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee of DTC.

7.02. Participants. With respect to Bonds registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee of DTC, the City, the Registrar and the Paying Agent will have no responsibility or obligation to any broker dealers, banks and other financial institutions from time to time for which DTC holds Bonds as securities depository (the “Participants”) or to any other person on behalf of which a Participant holds an interest in the Bonds, including but not limited to any responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any Participant with respect to any ownership interest in the Bonds, (ii) the delivery to any Participant or any other person (other than a registered owner of Bonds, as shown by the registration books kept by the Registrar), of any notice with respect to the Bonds, including any notice of redemption, or (iii) the payment to any Participant or any other person, other than a registered owner of Bonds, of any amount with respect to principal of, premium, if any, or interest on the Bonds. The City, the Registrar and the Paying Agent may treat and consider the person in whose name each Bond is registered in the registration books kept by the Registrar as the holder and absolute owner of such Bond for the purpose of payment of principal, premium and interest with respect to such Bond, for the purpose of registering transfers with respect to such Bonds, and for all other purposes. The Paying Agent will pay all principal of, premium, if any, and interest on the Bonds only to or on the

order of the respective registered owners, as shown in the registration books kept by the Registrar, and all such payments will be valid and effectual to fully satisfy and discharge the City's obligations with respect to payment of principal of, premium, if any, or interest on the Bonds to the extent of the sum or sums so paid. No person other than a registered owner of Bonds, as shown in the registration books kept by the Registrar, will receive a certificated Bond evidencing the obligation of this resolution. Upon delivery by DTC to the City Manager of a written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., the words "Cede & Co." will refer to such new nominee of DTC; and upon receipt of such a notice, the City Manager will promptly deliver a copy of the same to the Registrar and Paying Agent.

7.03. Representation Letter. The City has heretofore executed and delivered to DTC a Blanket Issuer Letter of Representations (the "Representation Letter") which will govern payment of principal of, premium, if any, and interest on the Bonds and notices with respect to the Bonds. Any Paying Agent or Registrar subsequently appointed by the City with respect to the Bonds will agree to take all action necessary for all representations of the City in the Representation Letter with respect to the Registrar and Paying Agent, respectively, to be complied with at all times.

7.04. Transfers Outside Book-Entry System. In the event the City, by resolution of the City Council, determines that it is in the best interests of the persons having beneficial interests in the Bonds that they be able to obtain Bond certificates, the City will notify DTC, whereupon DTC will notify the Participants, of the availability through DTC of Bond certificates. In such event the City will issue, transfer and exchange Bond certificates as requested by DTC and any other registered owners in accordance with the provisions of this resolution. DTC may determine to discontinue providing its services with respect to the Bonds at any time by giving notice to the City and discharging its responsibilities with respect thereto under applicable law. In such event, if no successor securities depository is appointed, the City will issue and the Registrar will authenticate Bond certificates in accordance with this resolution and the provisions hereof will apply to the transfer, exchange and method of payment thereof.

7.05. Payments to Cede & Co. Notwithstanding any other provision of this resolution to the contrary, so long as a Bond is registered in the name of Cede & Co., as nominee of DTC, payments with respect to principal of, premium, if any, and interest on the Bond and all notices with respect to the Bond will be made and given, respectively in the manner provided in DTC's Operational Arrangements, as set forth in the Representation Letter.

## Section 8. Continuing Disclosure.

8.01. Execution of Continuing Disclosure Certificate. "Continuing Disclosure Certificate" means that certain Continuing Disclosure Certificate executed by the Mayor and City Manager and dated the date of issuance and delivery of the Bonds, as originally executed and as it may be amended from time to time in accordance with the terms thereof.

8.02. City Compliance with Provisions of Continuing Disclosure Certificate. The City hereby covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Certificate. Notwithstanding any other provision of this resolution, failure of the City to comply with the Continuing Disclosure Certificate is not to be considered an event of default with respect to the Bonds; however, any Bondholder may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the City to comply with its obligations under this section.

Section 9. Defeasance. When all Bonds and all interest thereon have been discharged as provided in this section, all pledges, covenants and other rights granted by this resolution to the holders of the Bonds will cease, except that the pledge of the full faith and credit of the City for the prompt and full

payment of the principal of and interest on the Bonds will remain in full force and effect. The City may discharge all Bonds which are due on any date by depositing with the Registrar on or before that date a sum sufficient for the payment thereof in full. If any Bond should not be paid when due, it may nevertheless be discharged by depositing with the Registrar a sum sufficient for the payment thereof in full with interest accrued to the date of such deposit.

(The remainder of this page is intentionally left blank.)

Approved this 27<sup>th</sup> day of November, 2023, by the City Council of the City of Columbia Heights, Minnesota.

Offered by:  
Seconded by:  
Roll Call:

---

Mayor

ATTEST:

---

City Clerk

**EXHIBIT A**  
**PROPOSALS**



## BID TABULATION

**\$2,895,000\* General Obligation Improvement Bonds, Series 2023B**

**City of Columbia Heights, Minnesota**

**SALE:** November 27, 2023

**AWARD:** BAIRD

**Rating:** S&P Global Ratings "AA"

Tax Exempt - Bank Qualified

NAME OF BIDDER	MATURITY (February 1)	REOFFERING YIELD	COUPON RATE	PRICE	TRUE INTEREST RATE
BAIRD				\$3,115,717.05	3.3165%
Milwaukee, Wisconsin	2025	3.250%	5.000%		
C.L. King & Associates	2026	3.200%	5.000%		
Colliers Securities LLC	2027	3.150%	5.000%		
Edward Jones	2028	3.100%	5.000%		
Fidelity Capital Markets	2029	3.100%	5.000%		
Crews & Associates, Inc.	2030	3.100%	5.000%		
Duncan-Williams, Inc.	2031	3.100%	5.000%		
Country Club Bank	2032	3.120%	5.000%		
Sierra Pacific Securities	2033	3.150%	5.000%		
Alliance Global Partners	2034	3.250%	4.000%		
Celadon Financial Group, LLC					
Isaak Bond Investments, Inc					
Carty & Company, Inc.					
UMB Bank, N.A.					
Wintrust Investments, LLC					
FMS Bonds Inc.					
Central States Capital Markets					
Midland Securities					
First Southern LLC					
Dinosaur Securities					
First Bankers' Banc Securities, Inc.					
Mountainside Securities LLC					
StoneX Financial Inc.					
Commerce Bank, N.A.					
Seaport Global Securities LLC					

\* Subsequent to bid opening the issue size was decreased to \$2,635,000.

Adjusted Price - \$2,837,621.41      Adjusted Net Interest Cost - \$491,685.67      Adjusted TIC - 3.3133%

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🌐 www.ehlers-inc.com

NAME OF BIDDER	MATURITY (February 1)	PRICE	TRUE INTEREST RATE
TD SECURITIES (USA) LLC New York, New York		\$3,091,653.05	3.3532%
PIPER SANDLER & CO. Minneapolis, Minnesota		\$3,084,712.15	3.4014%
NORTHLAND SECURITIES, INC. Minneapolis, Minnesota		\$3,112,480.80	3.4181%
KEYBANC CAPITAL MARKETS INCORPORATED Cleveland, Ohio		\$3,112,193.65	3.4200%
HILLTOPSECURITIES Dallas, Texas		\$3,081,967.75	3.4205%
STIFEL, NICOLAUS Birmingham, Alabama		\$2,959,428.30	3.5288%

Bid Tabulation  
City of Columbia Heights, Minnesota  
\$2,895,000\* General Obligation Improvement Bonds, Series 2023B

November 27, 2023

Page 2



**EXHIBIT B**  
**FORM OF BOND**

No. R-\_\_\_\_\_ UNITED STATES OF AMERICA \$\_\_\_\_\_  
STATE OF MINNESOTA  
COUNTY OF COLUMBIA HEIGHTS  
CITY OF ANOKA

GENERAL OBLIGATION IMPROVEMENT BOND  
SERIES 2023B

<u>Rate</u>	<u>Maturity</u>	<u>Date of Original Issue</u>	<u>CUSIP</u>
February 1, 20__	December 14, 2023		

Registered Owner: Cede & Co.

The City of Columbia Heights, Minnesota, a duly organized and existing municipal corporation in Anoka County, Minnesota (the “City”), acknowledges itself to be indebted and for value received hereby promises to pay to the Registered Owner specified above or registered assigns, the principal sum of \$\_\_\_\_\_ on the maturity date specified above, with interest thereon from the date hereof at the annual rate specified above (calculated on the basis of a 360-day year of twelve 30-day months), payable February 1 and August 1 in each year, commencing August 1, 2024, to the person in whose name this Bond is registered at the close of business on the fifteenth day (whether or not a business day) of the immediately preceding month. The interest hereon and, upon presentation and surrender hereof, the principal hereof are payable in lawful money of the United States of America by check or draft by Bond Trust Services Corporation, Roseville, Minnesota, as Bond Registrar, Paying Agent, Transfer Agent and Authenticating Agent, or its designated successor under the Resolution described herein. For the prompt and full payment of such principal and interest as the same respectively become due, the full faith and credit and taxing powers of the City have been and are hereby irrevocably pledged.

The City may elect on February 1, 2032, and on any day thereafter to prepay Bonds due on or after February 1, 2033. Redemption may be in whole or in part and if in part, at the option of the City and in such manner as the City will determine. If less than all Bonds of a maturity are called for redemption, the City will notify The Depository Trust Company (“DTC”) of the particular amount of such maturity to be prepaid. DTC will determine by lot the amount of each participant’s interest in such maturity to be redeemed and each participant will then select by lot the beneficial ownership interests in such maturity to be redeemed. Prepayments will be at a price of par plus accrued interest.

~~—[INSERT TERM BOND SCHEDULES IF APPLICABLE]~~

This Bond is one of an issue in the aggregate principal amount of \$\_\_\_\_\_ 2,635,000 all of like original issue date and tenor, except as to number, maturity date, redemption privilege, and interest rate, all issued pursuant to a resolution adopted by the City Council on November 27, 2023 (the “Resolution”), for the purpose of providing money to defray the expenses incurred and to be incurred in making certain assessable local improvements, pursuant to and in full conformity with the home rule

charter of the City and the Constitution and laws of the State of Minnesota, including Minnesota Statutes, Chapters 429 and 475, as amended. The principal hereof and interest hereon are payable from special assessments levied against property specially benefited by local improvements and ad valorem taxes, as set forth in the Resolution to which reference is made for a full statement of rights and powers thereby conferred. The full faith and credit of the City are irrevocably pledged for payment of this Bond and the City Council has obligated itself to levy additional ad valorem taxes on all taxable property in the City in the event of any deficiency in special assessments and taxes pledged, which additional taxes may be levied without limitation as to rate or amount. The Bonds of this series are issued only as fully registered Bonds in denominations of \$5,000 or any integral multiple thereof of single maturities.

The City Council has designated the issue of Bonds of which this Bond forms a part as “qualified tax-exempt obligations” within the meaning of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended (the “Code”) relating to disallowance of interest expense for financial institutions and within the \$10 million limit allowed by the Code for the calendar year of issue.

As provided in the Resolution and subject to certain limitations set forth therein, this Bond is transferable upon the books of the City at the principal office of the Bond Registrar, by the registered owner hereof in person or by the owner’s attorney duly authorized in writing upon surrender hereof together with a written instrument of transfer satisfactory to the Bond Registrar, duly executed by the registered owner or the owner’s attorney; and may also be surrendered in exchange for Bonds of other authorized denominations. Upon such transfer or exchange the City will cause a new Bond or Bonds to be issued in the name of the transferee or registered owner, of the same aggregate principal amount, bearing interest at the same rate and maturing on the same date, subject to reimbursement for any tax, fee or governmental charge required to be paid with respect to such transfer or exchange.

The City and the Bond Registrar may deem and treat the person in whose name this Bond is registered as the absolute owner hereof, whether this Bond is overdue or not, for the purpose of receiving payment and for all other purposes, and neither the City nor the Bond Registrar will be affected by any notice to the contrary.

IT IS HEREBY CERTIFIED, RECITED, COVENANTED AND AGREED that all acts, conditions and things required by the home rule charter of the City and the Constitution and laws of the State of Minnesota to be done, to exist, to happen and to be performed preliminary to and in the issuance of this Bond in order to make it a valid and binding general obligation of the City in accordance with its terms, have been done, do exist, have happened and have been performed as so required, and that the issuance of this Bond does not cause the indebtedness of the City to exceed any constitutional, charter, or statutory limitation of indebtedness.

This Bond is not valid or obligatory for any purpose or entitled to any security or benefit under the Resolution until the Certificate of Authentication hereon has been executed by the Bond Registrar by manual signature of one of its authorized representatives.

IN WITNESS WHEREOF, the City of Columbia Heights, Anoka County, Minnesota, by its City Council, has caused this Bond to be executed on its behalf by the facsimile or manual signatures of the Mayor and City Manager and has caused this Bond to be dated as of the date set forth below.

Dated: December 14, 2023

**CITY OF COLUMBIA HEIGHTS,  
MINNESOTA**

\_\_\_\_\_  
(Facsimile)  
Mayor

\_\_\_\_\_  
(Facsimile)  
City Manager

**CERTIFICATE OF AUTHENTICATION**

This is one of the Bonds delivered pursuant to the Resolution mentioned within.

**BOND TRUST SERVICES CORPORATION**

By \_\_\_\_\_  
Authorized Representative

**ABBREVIATIONS**

The following abbreviations, when used in the inscription on the face of this Bond, will be construed as though they were written out in full according to applicable laws or regulations:

TEN COM – as tenants in common

UNIF GIFT MIN ACT

\_\_\_\_\_  
Custodian \_\_\_\_\_

TEN ENT – as tenants by entireties

(Cust) \_\_\_\_\_ (Minor)  
under Uniform Gifts or Transfers to Minors  
Act, State of \_\_\_\_\_

JT TEN – as joint tenants with right of  
survivorship and not as tenants in common

Additional abbreviations may also be used though not in the above list.

**ASSIGNMENT**

For value received, the undersigned hereby sells, assigns and transfers unto \_\_\_\_\_ the within Bond and all rights thereunder, and does hereby irrevocably constitute and appoint \_\_\_\_\_ attorney to transfer the said Bond on the books kept for registration of the within Bond, with full power of substitution in the premises.

Dated: \_\_\_\_\_

Notice: The assignor's signature to this assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration or any change whatever.

Signature Guaranteed:

NOTICE: Signature(s) must be guaranteed by a financial institution that is a member of the Securities Transfer Agent Medallion Program ("STAMP"), the Stock Exchange Medallion Program ("SEMP"), the New York Stock Exchange, Inc. Medallion Signatures Program ("MSP") or other such "signature guarantee program" as may be determined by the Registrar in addition to, or in substitution for, STAMP, SEMP or MSP, all in accordance with the Securities Exchange Act of 1934, as amended.

The Registrar will not effect transfer of this Bond unless the information concerning the assignee requested below is provided.

Name and Address:

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(Include information for all joint owners if this Bond is held by joint account.)

Please insert social security or other identifying number of assignee

\_\_\_\_\_

### PROVISIONS AS TO REGISTRATION

The ownership of the principal of and interest on the within Bond has been registered on the books of the Registrar in the name of the person last noted below.

<u>Date of Registration</u>	<u>Registered Owner</u>	<u>Signature of Officer of Registrar</u>
_____	Cede & Co. Federal ID #13-2555119	_____

# EXHIBIT C

## TAX LEVY SCHEDULE

YEAR *	TAX LEVY
2024	
2025	
2026	
2027	
2028	
2029	
2030	
2031	
2032	
2033	

\* Year tax levy collected.

### Tax Levy Schedule

Tax Levy Year	Tax Collect Year	Bond Pay Year	Total P+I	Net New D/S	P & I @105%	Assessments	Net Levy
2022	2023	2024	-	-	-	-	-
2023	2024	2025	397,707.08	397,707.08	417,592.43	298,886.00	118,706.43
2024	2025	2026	393,150.00	393,150.00	412,807.50	290,450.00	122,357.50
2025	2026	2027	384,400.00	384,400.00	403,620.00	282,014.00	121,606.00
2026	2027	2028	380,400.00	380,400.00	399,420.00	273,577.00	125,843.00
2027	2028	2029	370,900.00	370,900.00	389,445.00	265,141.00	124,304.00
2028	2029	2030	361,150.00	361,150.00	379,207.50	256,706.00	122,501.50
2029	2030	2031	351,150.00	351,150.00	368,707.50	248,270.00	120,437.50
2030	2031	2032	345,900.00	345,900.00	363,195.00	239,832.00	123,363.00
2031	2032	2033	230,150.00	230,150.00	241,657.50	121,199.00	120,458.50
2032	2033	2034	114,400.00	114,400.00	120,120.00	-	120,120.00
<b>Total</b>			<b>\$3,329,307.08</b>	<b>\$3,329,307.08</b>	<b>\$3,495,772.43</b>	<b>\$2,276,075.00</b>	<b>\$1,219,697.43</b>

### Bond Data

Dated Date	12/14/2023
Call Date	2/01/2032

Document comparison by Workshare 10.0 on Monday, November 27, 2023  
1:40:16 PM

Input:	
Document 1 ID	PowerDocs://DOCSOPEN/915986/1
Description	DOCSOPEN-#915986-v1-Col_Hts_GO_Imp_23B_Award_Resolution
Document 2 ID	PowerDocs://DOCSOPEN/915986/2
Description	DOCSOPEN-#915986-v2-Col_Hts_GO_Imp_23B_Award_Resolution
Rendering set	Standard

Legend:	
<u>Insertion</u>	
<del>Deletion</del>	
<del>Moved from</del>	
<u>Moved to</u>	
Style change	
Format change	
<del>Moved deletion</del>	
Inserted cell	
Deleted cell	
Moved cell	
Split/Merged cell	
Padding cell	

Statistics:	
	Count
Insertions	39
Deletions	45
Moved from	0
Moved to	0
Style change	0
Format changed	0
Total changes	84

November 27, 2023

SALE DAY REPORT FOR:

## City of Columbia Heights, Minnesota

**\$6,615,000 Taxable General Obligation Temporary  
Tax Increment Financing Bonds, Series 2023A**



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Prepared by:

Ehlers  
3060 Centre Pointe Drive  
Roseville, MN 55113

Stacie Kvilvang,  
Senior Municipal Advisor

Jason Aarsvold,  
Senior Municipal Advisor

Keith Dahl,  
Municipal Advisor

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## Competitive Sale Results

<b>PURPOSE:</b>	For the purpose of effecting a current refunding of certain outstanding general obligations of the City as more fully described herein.
<b>RATING:</b>	S&P Global Ratings "AA"
<b>NUMBER OF BIDS:</b>	4
<b>LOW BIDDER:</b>	Baird, Milwaukee, Wisconsin

### COMPARISON FROM LOWEST TO HIGHEST BID: (TIC as bid)

<b>LOW BID:*</b>	5.4915%
<b>HIGH BID:</b>	5.9092%

Summary of Sale Results:	
Principal Amount*:	\$6,615,000
Underwriter's Discount:	\$44,651
Reoffering Premium:	\$5,623
True Interest Cost:	5.4915%
Capitalized Interest:	\$560,879
Costs of Issuance:	\$67,375
Yield:	5.05%
Total Net P&I	\$6,785,252

**NOTES:** Bond Trust Services Corporation, Roseville, Minnesota will serve as Paying Agent on the Bonds.

The Bonds maturing February 1, 2026, and thereafter are callable August 1, 2024, or any date thereafter.

\* Subsequent to bid opening, the issue size was decreased to \$6,615,000.00.

**CLOSING DATE:** December 14, 2023



**CITY COUNCIL  
ACTION:**

Adopt a resolution awarding the sale of \$6,615,000 Taxable General Obligation Temporary Tax Increment Financing Bonds, Series 2023A.

**SUPPLEMENTARY ATTACHMENTS**

- Bid Tabulation
- Sources and Uses of Funds
- Updated Debt Service Schedules
- Rating Report
- Bond Resolution (Distributed in City Council Packets)

## BID TABULATION

**\$6,675,000\* Taxable General Obligation Temporary Tax Increment Financing Bonds, Series 2023A**

**City of Columbia Heights, Minnesota**

**SALE: November 27, 2023**

**AWARD: BAIRD**

**Rating:** S&P Global Ratings "AA"

Taxable - Non-Bank Qualified

NAME OF BIDDER	MATURITY (February 1)	REOFFERING YIELD	COUPON RATE	PRICE	TRUE INTEREST RATE
BAIRD					
Milwaukee, Wisconsin	2026	5.050%	5.200%	\$6,635,617.50	5.4915%
C.L. King & Associates					
Colliers Securities LLC					
Sierra Pacific Securities					
Crews & Associates, Inc.					
Commerce Bank, N.A.					
UMB Bank, N.A.					
Oppenheimer & Co.					
First Bankers' Banc Securities, Inc.					
Isaak Bond Investments, Inc					
Celadon Financial Group, LLC					
FMS Bonds Inc.					
Alliance Global Partners					
Wintrust Investments, LLC					
First Southern LLC					
Midland Securities					
Multi Bank Securities Inc.					
Dinosaur Securities					
Mountainside Securities LLC					
StoneX Financial Inc.					
Valdes and Moreno					
Central States Capital Markets					
Carty & Company, Inc.					
Seaport Global Securities LLC					

\* Subsequent to bid opening the issue size was decreased to \$6,615,000.

Adjusted Price - \$6,575,971.50      Adjusted Net Interest Cost - \$771,897.00      Adjusted TIC - 5.4915%

NAME OF BIDDER	MATURITY (February 1)	PRICE	TRUE INTEREST RATE	Item 17.
NORTHLAND SECURITIES, INC. Minneapolis, Minnesota		\$6,634,950.00	5.6718%	
BNY MELLON CAPITAL MANAGEMENT Pittsburgh, Pennsylvania		\$6,635,217.00	5.7449%	
KEYBANC CAPITAL MARKETS INCORPORATED Cleveland, Ohio		\$6,639,956.25	5.9092%	

## City of Columbia Heights, Minnesota

\$6,615,000 Taxable G.O. Temporary Tax Increment Refunding Bonds, Series 2023A  
Current Refunding TAX G.O. Temp TIF Bonds, Series 2021A

### Sources & Uses

Dated 12/14/2023 | Delivered 12/14/2023

#### Sources Of Funds

Par Amount of Bonds	\$6,615,000.00
Reoffering Premium	5,622.75
<b>Total Sources</b>	<b>\$6,620,622.75</b>

#### Uses Of Funds

Total Underwriter's Discount (0.675%)	44,651.25
Costs of Issuance	67,375.00
Deposit to Capitalized Interest (CIF) Fund	560,878.50
Deposit to Current Refunding Fund	5,945,979.75
Deposit to Debt Service Fund (Rounding)	1,738.25
<b>Total Uses</b>	<b>\$6,620,622.75</b>

## City of Columbia Heights, Minnesota

\$6,615,000 Taxable G.O. Temporary Tax Increment Refunding Bonds, Series 2023A  
Current Refunding TAX G.O. Temp TIF Bonds, Series 2021A

### Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
12/14/2023	-	-	-	-	-
08/01/2024	-	-	216,898.50	216,898.50	-
02/01/2025	-	-	171,990.00	171,990.00	388,888.50
08/01/2025	-	-	171,990.00	171,990.00	-
02/01/2026	6,615,000.00	5.200%	171,990.00	6,786,990.00	6,958,980.00
<b>Total</b>	<b>\$6,615,000.00</b>	<b>-</b>	<b>\$732,868.50</b>	<b>\$7,347,868.50</b>	<b>-</b>

### Yield Statistics

Bond Year Dollars	\$14,093.63
Average Life	2.131 Years
Average Coupon	5.2000000%
Net Interest Cost (NIC)	5.4769231%
True Interest Cost (TIC)	5.4915352%
Bond Yield for Arbitrage Purposes	5.0443881%
All Inclusive Cost (AIC)	6.0093722%

### IRS Form 8038

Net Interest Cost	5.1557219%
Weighted Average Maturity	2.131 Years

## City of Columbia Heights, Minnesota

\$6,615,000 Taxable G.O. Temporary Tax Increment Refunding Bonds, Series 2023A  
Current Refunding TAX G.O. Temp TIF Bonds, Series 2021A

### Net Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S
02/01/2024	-	-	-	-	-	-
02/01/2025	-	-	388,888.50	388,888.50	(388,888.50)	-
02/01/2026	6,615,000.00	5.200%	343,980.00	6,958,980.00	(171,990.00)	6,786,990.00
<b>Total</b>	<b>\$6,615,000.00</b>	<b>-</b>	<b>\$732,868.50</b>	<b>\$7,347,868.50</b>	<b>(560,878.50)</b>	<b>\$6,786,990.00</b>

### Significant Dates

Dated	12/14/2023
First Coupon Date	8/01/2024

### Yield Statistics

Bond Year Dollars	\$14,093.63
Average Life	2.131 Years
Average Coupon	5.2000000%
Net Interest Cost (NIC)	5.4769231%
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## Summary:

### Columbia Heights, Minnesota; General Obligation; Note

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Credit Highlights

Outlook

Related Research

## Summary:

# Columbia Heights, Minnesota; General Obligation; Note

### Credit Profile

US\$6.675 mil taxable GO temp tax incre fincg bnds ser 2023A dtd 12/14/2023 due 02/01/2026		
<i>Short Term Rating</i>	SP-1+	New
US\$2.895 mil GO imp bnds ser 2023B dtd 12/14/2023 due 02/01/2034		
<i>Long Term Rating</i>	AA/Stable	New
Columbia Heights taxable GO temp tax incre fincg bnds ser 2023A dtd 12/14/2023 due 02/01/2026		
<i>Short Term Rating</i>	SP-1+	Affirmed
Columbia Hgts GO		
<i>Long Term Rating</i>	AA/Stable	Affirmed

### Credit Highlights

- S&P Global Ratings assigned its 'SP-1+' short-term rating to Columbia Heights , Minn.'s \$6.7 million series 2023A taxable general obligation (GO) temporary tax increment financing bonds and 'AA' long-term rating to its \$2.9 million series 2023B GO improvement bonds.
- At the same time, we affirmed our 'AA' ratings on the city's existing GO debt.
- The outlook is stable.

### Security

Both the series 2023A and 2023B are secured by the city's unlimited-tax GO pledge. Officials plan to retire the 2023A temporary bonds before maturity using payments from the developer of the project area that the previous bonds were issued to improve. The city can issue long-term GO debt to repay the bonds if, for whatever reason, the developer payment is insufficient, and our 'SP-1+' rating reflects our view of the city's low market risk profile given its legal authority to issue takeout debt, if necessary, and its strong record of timely market disclosure. The bonds will refund the city's series 2021A GO temporary bonds, which were originally issued for the purchase and improvement of land.

Series 2023B proceeds will go toward road improvements. Though secured by the city's unlimited tax pledge, officials anticipate paying debt service from special assessments.

### Credit overview

Columbia Heights has seen solid economic growth over the past few years, as strong home price appreciation and new residential and commercial development have pushed up valuations considerably in the two years since the onset of the COVID-19 pandemic. Despite high interest rates and a forecast macroeconomic slowdown in the next year, we expect that factors such as the housing shortage in the Twin Cities metro area and ongoing development of several residential and commercial projects within Columbia Heights itself will support steady tax base growth in the near



term. (For our latest U.S. economic forecast, see "Economic Outlook U.S. Q4 2023: Slowdown Delayed, Not Averted," published Sept. 25, 2023, on RatingsDirect.) While the recent economic improvements have been meaningful, the city's per capita wealth and income measures remain considerably lower than those typical of more highly rated credits, and we expect will remain an upside rating constraint through our two-year outlook horizon.

Following a small operating deficit in fiscal 2022 that was partly driven by the adoption of a new employee compensation structure, the city is forecasting an approximately \$477,000 budget surplus in fiscal 2023. The fiscal 2024 proposed budget totals \$17.9 million, or 8.7% growth from the previous year, that is matched primarily by growth in the property-tax levy. The city's five-year financial forecast anticipates incremental budgetary growth, with reserves aligned with the city's formal 45% fund balance policy through the five-year planning horizon, and we expect little medium-term change in the city's currently strong financial trajectory.

The 'AA' rating further reflects our assessment of the city's:

- Location in the broad and diverse Twin Cities metropolitan statistical area (MSA), about 14 miles north of downtown Minneapolis. The largely built-out residential community saw extraordinary valuation growth in 2022-2023, with market value increasing by 23.4% in a single year, amid rapid home price appreciation in the region and new residential and commercial development and redevelopment.
- Strong financial performance and an operating budget that we believe is conservatively managed and supported primarily by property taxes. After adjustments for one-time spending, the city's budget is typically balanced both in the general fund and across governmental funds, and year-end results have typically aligned with the final budget.
- Available reserves between the assigned and unassigned general fund balance and unrestricted liquor store cash that totaled 61% of adjusted operating expenditures at the close of fiscal 2022, decreasing somewhat during the year largely due to nonrecurring transfers out of the general fund. Management reports no additional plans to spend down reserves.
- Good financial policies and practices under our Financial Management Assessment (FMA) methodology, and a strong institutional framework. Key financial management policies and practices include quarterly reporting on budget-to-actual performance; rolling, long-term capital and financial plans that are updated regularly; and formal reserve and investment policies.
- Strong debt and liability profile, with direct debt totaling \$26.1 million and with 83% of direct debt scheduled to mature within 10 years, leaving outyear bonding flexibility. The city may issue GO debt within the next few years to fund a share of a public works building, but the amount and timing of the debt will depend on the availability of grant dollars through the state's annual bonding bill.
- Moderate pension and other postemployment benefits (OPEB) costs that we believe are unlikely to accelerate meaningfully in the medium term, but which pose some long-term risk of cost acceleration due to back-loaded contributions and an extended amortization period. (For more information, see "Pension Spotlight: Minnesota," published Aug. 10, 2023, on RatingsDirect.)

### Environmental, social, and governance

The city's environmental, social, and governance (ESG) factors are neutral within the credit analysis. Though located along the Mississippi River, the city has not historically seen significant flooding.

## Outlook

The stable outlook reflects our expectation that Columbia Heights should continue realizing consistently balanced operating results and maintaining reserves that, at minimum, are above its 45% fund balance policy requirement.

### Downside scenario

However unlikely in the next two years, we could lower the rating if the city's reserves were to fall materially below its 45% reserves policy floor, without a plan for timely replenishment.

### Upside scenario

We could raise the rating if the city's economic measures, especially per capita incomes and market value, improve to levels commensurate with what we typically see among more highly rated peers.

Columbia Heights--Key credit metrics				
	Most recent	Historical information		
		2022	2021	2020
<b>Strong economy</b>				
Projected per capita EBI % of U.S.	88			
Market value per capita (\$)	112,541	99,954	90,843	
Population		20,769	20,437	20,173
County unemployment rate(%)	2.6			
Market value (\$000)	2,337,363	2,075,949	1,856,554	
Ten largest taxpayers % of taxable value	7.9			
<b>Strong budgetary performance</b>				
Operating fund result % of expenditures		-3.0	4.0	3.8
Total governmental fund result % of expenditures		9.4	6.7	0.0
<b>Very strong budgetary flexibility</b>				
Available reserves % of operating expenditures		60.8	75.4	75.1
Total available reserves (\$000)		9,609	10,421	9,893
<b>Very strong liquidity</b>				
Total government cash % of governmental fund expenditures		193	203	178
Total government cash % of governmental fund debt service		1,618	1,752	1,713
<b>Strong management</b>				
Financial Management Assessment	Good			
<b>Strong debt &amp; long-term liabilities</b>				
Debt service % of governmental fund expenditures		11.9	11.6	10.4
Net direct debt % of governmental fund revenue	114			
Overall net debt % of market value	1.7			
Direct debt 10-year amortization (%)	83			
Required pension contribution % of governmental fund expenditures	5.6			
OPEB actual contribution % of governmental fund expenditures	0.3			

## Columbia Heights--Key credit metrics (cont.)

	Most recent	Historical information
<b>Strong institutional framework</b>		
EBI--Effective buying income. OPEB--Other postemployment benefits. Data points and ratios may reflect analytical adjustments.		

## Related Research

- S&P Public Finance Local GO Criteria: How We Adjust Data For Analytic Consistency, Sept. 12, 2013
- Through The ESG Lens 3.0: The Intersection Of ESG Credit Factors And U.S. Public Finance Credit Factors, March 2, 2022

## Ratings Detail (As Of November 22, 2023)

Columbia Hgts GO imp &amp; util rev bnds ser 2013A dtd 11/21/2013 due 02/01/2015-2024

<i>Long Term Rating</i>	AA/Stable	Affirmed
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Columbia Hgts GO rfdg bnds

<i>Long Term Rating</i>	AA/Stable	Affirmed
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Columbia Hgts GO rfdg bnds

<i>Long Term Rating</i>	AA/Stable	Affirmed
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Certain terms used in this report, particularly certain adjectives used to express our view on rating relevant factors, have specific meanings ascribed to them in our criteria, and should therefore be read in conjunction with such criteria. Please see Ratings Criteria at [www.spglobal.com/ratings](http://www.spglobal.com/ratings) for further information. Complete ratings information is available to RatingsDirect subscribers at [www.capitaliq.com](http://www.capitaliq.com). All ratings affected by this rating action can be found on S&P Global Ratings' public website at [www.spglobal.com/ratings](http://www.spglobal.com/ratings).

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November 27, 2023

SALE DAY REPORT FOR:

## City of Columbia Heights, Minnesota

**\$2,635,000 General Obligation Improvement Bonds,  
Series 2023B**



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Prepared by:

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3060 Centre Pointe Drive  
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Stacie Kvilvang,  
Senior Municipal Advisor

Keith Dahl,  
Municipal Advisor

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**BUILDING COMMUNITIES. IT'S WHAT WE DO.**

## Competitive Sale Results

<b>PURPOSE:</b>	For the purpose of financing various public improvements within the City.
<b>RATING:</b>	S&P Global Ratings "AA"
<b>NUMBER OF BIDS:</b>	7
<b>LOW BIDDER:</b>	Baird, Milwaukee, Wisconsin

### COMPARISON FROM LOWEST TO HIGHEST BID: (TIC as bid)

<b>LOW BID:*</b>	3.3165%
<b>HIGH BID:</b>	3.5288%

Summary of Sale Results:	
Principal Amount*:	\$2,635,000
Underwriter's Discount:	\$19,985
Reoffering Premium:	\$222,606
True Interest Cost:	3.3133%
Costs of Issuance:	\$32,975
Yield:	3.10%-3.25%
Total Net P&I	\$3,329,307

**NOTES:** Bond Trust Services Corporation, Roseville, Minnesota will serve as Paying Agent on the Bonds.

The Bonds maturing February 1, 2033, and thereafter are callable February 1, 2032, or any date thereafter.

\* Subsequent to bid opening, the issue size was decreased to \$2,635,000.00.

**CLOSING DATE:** December 14, 2023

**CITY COUNCIL ACTION:** Adopt a resolution awarding the sale of \$2,635,000 General Obligation Improvement Bonds, Series 2023B.

## SUPPLEMENTARY ATTACHMENTS

- Bid Tabulation
- Sources and Uses of Funds
- Updated Debt Service Schedules
- Rating Report
- Bond Resolution (Distributed in City Council Packets)

## BID TABULATION

**\$2,895,000\* General Obligation Improvement Bonds, Series 2023B**

**City of Columbia Heights, Minnesota**

**SALE: November 27, 2023**

**AWARD: BAIRD**

**Rating:** S&P Global Ratings "AA"

Tax Exempt - Bank Qualified

NAME OF BIDDER	MATURITY (February 1)	REOFFERING YIELD	COUPON RATE	PRICE	TRUE INTEREST RATE
BAIRD				\$3,115,717.05	3.3165%
Milwaukee, Wisconsin	2025	3.250%	5.000%		
C.L. King & Associates	2026	3.200%	5.000%		
Colliers Securities LLC	2027	3.150%	5.000%		
Edward Jones	2028	3.100%	5.000%		
Fidelity Capital Markets	2029	3.100%	5.000%		
Crews & Associates, Inc.	2030	3.100%	5.000%		
Duncan-Williams, Inc.	2031	3.100%	5.000%		
Country Club Bank	2032	3.120%	5.000%		
Sierra Pacific Securities	2033	3.150%	5.000%		
Alliance Global Partners	2034	3.250%	4.000%		
Celadon Financial Group, LLC					
Isaak Bond Investments, Inc					
Carty & Company, Inc.					
UMB Bank,N.A.					
Wintrust Investments, LLC					
FMS Bonds Inc.					
Central States Capital Markets					
Midland Securities					
First Southern LLC					
Dinosaur Securities					
First Bankers' Banc Securities, Inc.					
Mountainside Securities LLC					
StoneX Financial Inc.					
Commerce Bank, N.A.					
Seaport Global Securities LLC					

\* Subsequent to bid opening the issue size was decreased to \$2,635,000.

Adjusted Price - \$2,837,621.41      Adjusted Net Interest Cost - \$491,685.67      Adjusted TIC - 3.3133%



NAME OF BIDDER	MATURITY (February 1)	PRICE	TRUE INTEREST RATE	Item 17.
TD SECURITIES (USA) LLC New York, New York		\$3,091,653.05	3.3532%	
PIPER SANDLER & CO. Minneapolis, Minnesota		\$3,084,712.15	3.4014%	
NORTHLAND SECURITIES, INC. Minneapolis, Minnesota		\$3,112,480.80	3.4181%	
KEYBANC CAPITAL MARKETS INCORPORATED Cleveland, Ohio		\$3,112,193.65	3.4200%	
HILLTOPSECURITIES Dallas, Texas		\$3,081,967.75	3.4205%	
STIFEL, NICOLAUS Birmingham, Alabama		\$2,959,428.30	3.5288%	

# City of Columbia Heights, Minnesota

## \$2,635,000 General Obligation Improvement Bonds, Series 2023B Issue Summary

### Total Issue Sources And Uses

Dated 12/14/2023 | Delivered 12/14/2023

	Project 2002	Project 2202	Issue Summary
<b>Sources Of Funds</b>			
Par Amount of Bonds	\$1,225,000.00	\$1,410,000.00	\$2,635,000.00
Reoffering Premium	101,722.70	120,883.30	222,606.00
<b>Total Sources</b>	<b>\$1,326,722.70</b>	<b>\$1,530,883.30</b>	<b>\$2,857,606.00</b>
<b>Uses Of Funds</b>			
Total Underwriter's Discount (0.758%)	9,290.75	10,693.84	19,984.59
Costs of Issuance	15,329.93	17,645.07	32,975.00
Deposit to Project Construction Fund	1,302,102.02	1,502,544.39	2,804,646.41
<b>Total Uses</b>	<b>\$1,326,722.70</b>	<b>\$1,530,883.30</b>	<b>\$2,857,606.00</b>

# City of Columbia Heights, Minnesota

## \$2,635,000 General Obligation Improvement Bonds, Series 2023B

### Issue Summary

### Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
12/14/2023	-	-	-	-	-
08/01/2024	-	-	82,382.08	82,382.08	-
02/01/2025	250,000.00	5.000%	65,325.00	315,325.00	397,707.08
08/01/2025	-	-	59,075.00	59,075.00	-
02/01/2026	275,000.00	5.000%	59,075.00	334,075.00	393,150.00
08/01/2026	-	-	52,200.00	52,200.00	-
02/01/2027	280,000.00	5.000%	52,200.00	332,200.00	384,400.00
08/01/2027	-	-	45,200.00	45,200.00	-
02/01/2028	290,000.00	5.000%	45,200.00	335,200.00	380,400.00
08/01/2028	-	-	37,950.00	37,950.00	-
02/01/2029	295,000.00	5.000%	37,950.00	332,950.00	370,900.00
08/01/2029	-	-	30,575.00	30,575.00	-
02/01/2030	300,000.00	5.000%	30,575.00	330,575.00	361,150.00
08/01/2030	-	-	23,075.00	23,075.00	-
02/01/2031	305,000.00	5.000%	23,075.00	328,075.00	351,150.00
08/01/2031	-	-	15,450.00	15,450.00	-
02/01/2032	315,000.00	5.000%	15,450.00	330,450.00	345,900.00
08/01/2032	-	-	7,575.00	7,575.00	-
02/01/2033	215,000.00	5.000%	7,575.00	222,575.00	230,150.00
08/01/2033	-	-	2,200.00	2,200.00	-
02/01/2034	110,000.00	4.000%	2,200.00	112,200.00	114,400.00
<b>Total</b>	<b>\$2,635,000.00</b>	<b>-</b>	<b>\$694,307.08</b>	<b>\$3,329,307.08</b>	<b>-</b>

### Yield Statistics

Bond Year Dollars	\$14,109.01
Average Life	5.354 Years
Average Coupon	4.9210178%
Net Interest Cost (NIC)	3.4849046%
True Interest Cost (TIC)	3.3133767%
Bond Yield for Arbitrage Purposes	3.1298337%
All Inclusive Cost (AIC)	3.5643206%

### IRS Form 8038

Net Interest Cost	3.0384950%
Weighted Average Maturity	5.433 Years

# City of Columbia Heights, Minnesota

## \$2,635,000 General Obligation Improvement Bonds, Series 2023B Issue Summary

### Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	105% of Total	Assessments	Levy/(Surplus)
02/01/2024	-	-	-	-	-	-	-
02/01/2025	250,000.00	5.000%	147,707.08	397,707.08	417,592.43	298,886.00	118,706.43
02/01/2026	275,000.00	5.000%	118,150.00	393,150.00	412,807.50	290,450.00	122,357.50
02/01/2027	280,000.00	5.000%	104,400.00	384,400.00	403,620.00	282,014.00	121,606.00
02/01/2028	290,000.00	5.000%	90,400.00	380,400.00	399,420.00	273,577.00	125,843.00
02/01/2029	295,000.00	5.000%	75,900.00	370,900.00	389,445.00	265,141.00	124,304.00
02/01/2030	300,000.00	5.000%	61,150.00	361,150.00	379,207.50	256,706.00	122,501.50
02/01/2031	305,000.00	5.000%	46,150.00	351,150.00	368,707.50	248,270.00	120,437.50
02/01/2032	315,000.00	5.000%	30,900.00	345,900.00	363,195.00	239,832.00	123,363.00
02/01/2033	215,000.00	5.000%	15,150.00	230,150.00	241,657.50	121,199.00	120,458.50
02/01/2034	110,000.00	4.000%	4,400.00	114,400.00	120,120.00	-	120,120.00
<b>Total</b>	<b>\$2,635,000.00</b>	<b>-</b>	<b>\$694,307.08</b>	<b>\$3,329,307.08</b>	<b>\$3,495,772.43</b>	<b>\$2,276,075.00</b>	<b>\$1,219,697.43</b>

### Significant Dates

Dated	12/14/2023
First Coupon Date	8/01/2024

### Yield Statistics

Bond Year Dollars	\$14,109.01
Average Life	5.354 Years
Average Coupon	4.9210178%
Net Interest Cost (NIC)	3.4849046%
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Bond Yield for Arbitrage Purposes	3.1298337%
All Inclusive Cost (AIC)	3.5643206%

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## Summary:

# Columbia Heights, Minnesota; General Obligation; Note

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Credit Highlights

Outlook

Related Research

## Summary:

# Columbia Heights, Minnesota; General Obligation; Note

### Credit Profile

US\$6.675 mil taxable GO temp tax incre fincg bnds ser 2023A dtd 12/14/2023 due 02/01/2026		
<i>Short Term Rating</i>	SP-1+	New
US\$2.895 mil GO imp bnds ser 2023B dtd 12/14/2023 due 02/01/2034		
<i>Long Term Rating</i>	AA/Stable	New
Columbia Heights taxable GO temp tax incre fincg bnds ser 2023A dtd 12/14/2023 due 02/01/2026		
<i>Short Term Rating</i>	SP-1+	Affirmed
Columbia Hgts GO		
<i>Long Term Rating</i>	AA/Stable	Affirmed

### Credit Highlights

- S&P Global Ratings assigned its 'SP-1+' short-term rating to Columbia Heights , Minn.'s \$6.7 million series 2023A taxable general obligation (GO) temporary tax increment financing bonds and 'AA' long-term rating to its \$2.9 million series 2023B GO improvement bonds.
- At the same time, we affirmed our 'AA' ratings on the city's existing GO debt.
- The outlook is stable.

### Security

Both the series 2023A and 2023B are secured by the city's unlimited-tax GO pledge. Officials plan to retire the 2023A temporary bonds before maturity using payments from the developer of the project area that the previous bonds were issued to improve. The city can issue long-term GO debt to repay the bonds if, for whatever reason, the developer payment is insufficient, and our 'SP-1+' rating reflects our view of the city's low market risk profile given its legal authority to issue takeout debt, if necessary, and its strong record of timely market disclosure. The bonds will refund the city's series 2021A GO temporary bonds, which were originally issued for the purchase and improvement of land.

Series 2023B proceeds will go toward road improvements. Though secured by the city's unlimited tax pledge, official anticipate paying debt service from special assessments.

### Credit overview

Columbia Heights has seen solid economic growth over the past few years, as strong home price appreciation and new residential and commercial development have pushed up valuations considerably in the two years since the onset of the COVID-19 pandemic. Despite high interest rates and a forecast macroeconomic slowdown in the next year, we expect that factors such as the housing shortage in the Twin Cities metro area and ongoing development of several residential and commercial projects within Columbia Heights itself will support steady tax base growth in the near

term. (For our latest U.S. economic forecast, see "Economic Outlook U.S. Q4 2023: Slowdown Delayed, Not Averted," published Sept. 25, 2023, on RatingsDirect.) While the recent economic improvements have been meaningful, the city's per capita wealth and income measures remain considerably lower than those typical of more highly rated credits, and we expect will remain an upside rating constraint through our two-year outlook horizon.

Following a small operating deficit in fiscal 2022 that was partly driven by the adoption of a new employee compensation structure, the city is forecasting an approximately \$477,000 budget surplus in fiscal 2023. The fiscal 2024 proposed budget totals \$17.9 million, or 8.7% growth from the previous year, that is matched primarily by growth in the property-tax levy. The city's five-year financial forecast anticipates incremental budgetary growth, with reserves aligned with the city's formal 45% fund balance policy through the five-year planning horizon, and we expect little medium-term change in the city's currently strong financial trajectory.

The 'AA' rating further reflects our assessment of the city's:

- Location in the broad and diverse Twin Cities metropolitan statistical area (MSA), about 14 miles north of downtown Minneapolis. The largely built-out residential community saw extraordinary valuation growth in 2022-2023, with market value increasing by 23.4% in a single year, amid rapid home price appreciation in the region and new residential and commercial development and redevelopment.
- Strong financial performance and an operating budget that we believe is conservatively managed and supported primarily by property taxes. After adjustments for one-time spending, the city's budget is typically balanced both in the general fund and across governmental funds, and year-end results have typically aligned with the final budget.
- Available reserves between the assigned and unassigned general fund balance and unrestricted liquor store cash that totaled 61% of adjusted operating expenditures at the close of fiscal 2022, decreasing somewhat during the year largely due to nonrecurring transfers out of the general fund. Management reports no additional plans to spend down reserves.
- Good financial policies and practices under our Financial Management Assessment (FMA) methodology, and a strong institutional framework. Key financial management policies and practices include quarterly reporting on budget-to-actual performance; rolling, long-term capital and financial plans that are updated regularly; and formal reserve and investment policies.
- Strong debt and liability profile, with direct debt totaling \$26.1 million and with 83% of direct debt scheduled to mature within 10 years, leaving outyear bonding flexibility. The city may issue GO debt within the next few years to fund a share of a public works building, but the amount and timing of the debt will depend on the availability of grant dollars through the state's annual bonding bill.
- Moderate pension and other postemployment benefits (OPEB) costs that we believe are unlikely to accelerate meaningfully in the medium term, but which pose some long-term risk of cost acceleration due to back-loaded contributions and an extended amortization period. (For more information, see "Pension Spotlight: Minnesota," published Aug. 10, 2023, on RatingsDirect.)

### **Environmental, social, and governance**

The city's environmental, social, and governance (ESG) factors are neutral within the credit analysis. Though located along the Mississippi River, the city has not historically seen significant flooding.

## Outlook

The stable outlook reflects our expectation that Columbia Heights should continue realizing consistently balanced operating results and maintaining reserves that, at minimum, are above its 45% fund balance policy requirement.

### Downside scenario

However unlikely in the next two years, we could lower the rating if the city's reserves were to fall materially below its 45% reserves policy floor, without a plan for timely replenishment.

### Upside scenario

We could raise the rating if the city's economic measures, especially per capita incomes and market value, improve to levels commensurate with what we typically see among more highly rated peers.

Columbia Heights--Key credit metrics				
	Most recent	Historical information		
		2022	2021	2020
<b>Strong economy</b>				
Projected per capita EBI % of U.S.	88			
Market value per capita (\$)	112,541	99,954	90,843	
Population		20,769	20,437	20,173
County unemployment rate(%)	2.6			
Market value (\$000)	2,337,363	2,075,949	1,856,554	
Ten largest taxpayers % of taxable value	7.9			
<b>Strong budgetary performance</b>				
Operating fund result % of expenditures		-3.0	4.0	3.8
Total governmental fund result % of expenditures		9.4	6.7	0.0
<b>Very strong budgetary flexibility</b>				
Available reserves % of operating expenditures		60.8	75.4	75.1
Total available reserves (\$000)		9,609	10,421	9,893
<b>Very strong liquidity</b>				
Total government cash % of governmental fund expenditures		193	203	178
Total government cash % of governmental fund debt service		1,618	1,752	1,713
<b>Strong management</b>				
Financial Management Assessment	Good			
<b>Strong debt &amp; long-term liabilities</b>				
Debt service % of governmental fund expenditures		11.9	11.6	10.4
Net direct debt % of governmental fund revenue	114			
Overall net debt % of market value	1.7			
Direct debt 10-year amortization (%)	83			
Required pension contribution % of governmental fund expenditures	5.6			
OPEB actual contribution % of governmental fund expenditures	0.3			



## Columbia Heights--Key credit metrics (cont.)

	Most recent	Historical information
<b>Strong institutional framework</b>		
EBI--Effective buying income. OPEB--Other postemployment benefits. Data points and ratios may reflect analytical adjustments.		

## Related Research

- S&P Public Finance Local GO Criteria: How We Adjust Data For Analytic Consistency, Sept. 12, 2013
- Through The ESG Lens 3.0: The Intersection Of ESG Credit Factors And U.S. Public Finance Credit Factors, March 2, 2022

## Ratings Detail (As Of November 22, 2023)

Columbia Hgts GO imp & util rev bnds ser 2013A dtd 11/21/2013 due 02/01/2015-2024		
<i>Long Term Rating</i>	AA/Stable	Affirmed
Columbia Hgts GO rfdg bnds		
<i>Long Term Rating</i>	AA/Stable	Affirmed
Columbia Hgts GO rfdg bnds		
<i>Long Term Rating</i>	AA/Stable	Affirmed

Certain terms used in this report, particularly certain adjectives used to express our view on rating relevant factors, have specific meanings ascribed to them in our criteria, and should therefore be read in conjunction with such criteria. Please see Ratings Criteria at [www.spglobal.com/ratings](http://www.spglobal.com/ratings) for further information. Complete ratings information is available to RatingsDirect subscribers at [www.capitaliq.com](http://www.capitaliq.com). All ratings affected by this rating action can be found on S&P Global Ratings' public website at [www.spglobal.com/ratings](http://www.spglobal.com/ratings).

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# PROPOSAL FORM

Item 17.

The City Council  
City of Columbia Heights, Minnesota (the "City")

November 27, 2023

RE: \$6,675,000\* Taxable General Obligation Temporary Tax Increment Refunding Bonds, Series 2023A  
(the "Bonds")

DATED: December 14, 2023

For all or none of the above Bonds, in accordance with the Terms of Proposal and terms of the Global Book-Entry System (unless otherwise specified by the Purchaser) as stated in this Official Statement, we will pay you \$ 6,635,617.50 (not less than \$6,634,950) plus accrued interest to date of delivery for fully registered Bonds bearing interest rates and maturing as follows:

5.20 % due 2026

The City reserves the right to increase or decrease the principal amount of the Bonds on the day of sale, in increments of \$5,000 each. Increases or decreases may be made in any maturity. If any principal amounts are adjusted, the purchase price proposed will be adjusted to maintain the same gross spread per \$1,000.

The Bonds must bear interest from date of issue until paid at a single, uniform rate. The rate must be expressed in an integral multiple of 5/100 or 1/8 of 1%.

**A good faith deposit ("Deposit") in the amount of \$133,500 shall be made by the winning bidder by wire transfer of funds. Such Deposit shall be received by Ehlers no later than two hours after the proposal opening time. Wire transfer instructions will be provided to the winning bidder by Ehlers after the tabulation of proposals.** The City reserves the right to award the Bonds to a winning bidder whose wire transfer is initiated but not received by such time provided that such winning bidder's federal wire reference number has been received by such time. In the event the Deposit is not received as provided above, the City may award the Bonds to the bidder submitting the next best proposal provided such bidder agrees to such award. The Deposit will be retained by the City as liquidated damages if the proposal is accepted and the Purchaser fails to comply therewith. We agree to the conditions and duties of Ehlers and Associates, Inc., as escrow holder of the Deposit, pursuant to the Terms of Proposal. This proposal is for prompt acceptance and is conditional upon delivery of said Bonds to The Depository Trust Company, New York, New York, in accordance with the Terms of Proposal. Delivery is anticipated to be on or about December 14, 2023.

This proposal is subject to the City's agreement to enter into a written undertaking to provide continuing disclosure under Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934 as described in the Preliminary Official Statement for the Bonds.

We have received and reviewed the Official Statement, and any addenda thereto, and have submitted our requests for additional information or corrections to the Final Official Statement. As Underwriter (Syndicate Manager), we agree to provide the City with the reoffering price of the Bonds within 24 hours of the proposal acceptance.

This proposal is a firm offer for the purchase of the Bonds identified in the Terms of Proposal, on the terms set forth in this proposal form and the Terms of Proposal, and is not subject to any conditions, except as permitted by the Terms of Proposal.

By submitting this proposal, we confirm that we are an underwriter and have an established industry reputation for underwriting new issuances of municipal bonds. YES: ☒ NO: ☐.

Account Manager: Robert W. Baird & Co., Inc

Account Members: Syndicate Members

By: Geoff Kuczmarski

**Award will be on a true interest cost basis.** According to our computations (the correct computation being controlling in the award), the total dollar interest cost (including any discount or less any premium) computed from December 14, 2023 of the above proposal is \$ 778,898.33 and the true interest cost (TIC) is 5.491535 %.

The foregoing offer is hereby accepted by and on behalf of the City Council of the City of Columbia Heights, Minnesota, on November 27, 2023.

By:

By:

Title:

Title:

\*

Subsequent to bid opening the issue size was decreased to \$6,615,000.

Adjusted Price - \$6,575,971.50

Adjusted Net Interest Cost - \$771,897.00

Adjusted TIC - 5.4915%

# PROPOSAL FORM

Item 17.

The City Council  
City of Columbia Heights, Minnesota (the "City")

November 27, 2023

RE: \$2,895,000\* General Obligation Improvement Bonds, Series 2023B (the "Bonds")  
DATED: December 14, 2023

For all or none of the above Bonds, in accordance with the Terms of Proposal and terms of the Global Book-Entry System (unless otherwise specified by the Purchaser) as stated in this Official Statement, we will pay you \$ 3,115,717.05 (not less than \$2,857,365) plus accrued interest to date of delivery for fully registered Bonds bearing interest rates and maturing in the stated years as follows:

<u>5.00</u>	% due	2025	<u>5.00</u>	% due	2029	<u>5.00</u>	% due	2033
<u>5.00</u>	% due	2026	<u>5.00</u>	% due	2030	<u>4.00</u>	% due	2034
<u>5.00</u>	% due	2027	<u>5.00</u>	% due	2031			
<u>5.00</u>	% due	2028	<u>5.00</u>	% due	2032			

The City reserves the right to increase or decrease the principal amount of the Bonds on the day of sale, in increments of \$5,000 each. Increases or decreases may be made in any maturity. If any principal amounts are adjusted, the purchase price proposed will be adjusted to maintain the same gross spread per \$1,000.

**The rate for any maturity may not be more than 1.00% less than the rate for any preceding maturity. (For example, if a rate of 4.50% is proposed for the 2025 maturity, then the lowest rate that may be proposed for any later maturity is 3.50%.)** All Bonds of the same maturity must bear interest from date of issue until paid at a single, uniform rate. Each rate must be expressed in an integral multiple of 5/100 or 1/8 of 1%.

**A good faith deposit ("Deposit") in the amount of \$57,900 shall be made by the winning bidder by wire transfer of funds. Such Deposit shall be received by Ehlers no later than two hours after the proposal opening time. Wire transfer instructions will be provided to the winning bidder by Ehlers after the tabulation of proposals.** The City reserves the right to award the Bonds to a winning bidder whose wire transfer is initiated but not received by such time provided that such winning bidder's federal wire reference number has been received by such time. In the event the Deposit is not received as provided above, the City may award the Bonds to the bidder submitting the next best proposal provided such bidder agrees to such award. The Deposit will be retained by the City as liquidated damages if the proposal is accepted and the Purchaser fails to comply therewith. We agree to the conditions and duties of Ehlers and Associates, Inc., as escrow holder of the Deposit, pursuant to the Terms of Proposal. This proposal is for prompt acceptance and is conditional upon delivery of said Bonds to The Depository Trust Company, New York, New York, in accordance with the Terms of Proposal. Delivery is anticipated to be on or about December 14, 2023.

This proposal is subject to the City's agreement to enter into a written undertaking to provide continuing disclosure under Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934 as described in the Preliminary Official Statement for the Bonds.

We have received and reviewed the Official Statement, and any addenda thereto, and have submitted our requests for additional information or corrections to the Final Official Statement. As Underwriter (Syndicate Manager), we agree to provide the City with the reoffering price of the Bonds within 24 hours of the proposal acceptance.

This proposal is a firm offer for the purchase of the Bonds identified in the Terms of Proposal, on the terms set forth in this proposal form and the Terms of Proposal, and is not subject to any conditions, except as permitted by the Terms of Proposal.

By submitting this proposal, we confirm that we are an underwriter and have an established industry reputation for underwriting new issuances of municipal bonds. YES: x NO:     .

If the competitive sale requirements are not met, we elect to use either the:      10% test, or the      hold-the-offering-price rule to determine the issue price of the Bonds.

Account Manager: Robert W. Baird & Co

By: Geoff Kuczmarski

Account Members: Syndicate Members

**Award will be on a true interest cost basis.** According to our computations (the correct computation being controlling in the award), the total dollar interest cost (including any discount or less any premium) computed from December 14, 2023 of the above proposal is \$ 540,254.62 and the true interest cost (TIC) is 3.316560 %.

The foregoing offer is hereby accepted by and on behalf of the City Council of the City of Columbia Heights, Minnesota, on November 27, 2023.

By:

By:

Title:

Title:

\*  
Adjusted Price - \$2,837,621.41

Subsequent to bid opening the issue size was decreased to \$2,635,000.  
Adjusted Net Interest Cost - \$491,685.67

Adjusted TIC - 3.3133%

220

## BOND FACSIMILE SIGNATURE REQUEST SHEET

**\$6,615,000**  
**City of Columbia Heights, Minnesota**  
**Taxable General Obligation Temporary Tax**  
**Increment Refunding Bonds**  
**Series 2023A**

**\$2,635,000**  
**City of Columbia Heights, Minnesota**  
**General Obligation Bonds**  
**Series 2023B**

Please sign below THREE times with your official signature. These signatures are then used in printing the Bonds.

Title: Mayor

1.

2.

3.

Title: City Manager

1.

2.

3.

<b>AGENDA SECTION</b>	<b>ITEMS FOR CONSIDERATION</b>
<b>MEETING DATE</b>	<b>NOVEMBER 27, 2023</b>

<b>ITEM:</b>	<b>Public Art at Huset Park.</b>								
<b>DEPARTMENT:</b> ADMINISTRATION		<b>BY/DATE:</b> KEVIN HANSEN / NOVEMBER 21, 2023							
<p><b>CITY STRATEGY:</b> <i>(please indicate areas that apply by adding a bold "X" in front of the selected text below)</i></p> <table border="0"> <tr> <td><input type="checkbox"/> Healthy and Safe Community</td> <td><input type="checkbox"/> Thriving and Vibrant Destination Community</td> </tr> <tr> <td><input checked="" type="checkbox"/> Equitable, Diverse, Inclusive, and Friendly</td> <td><input type="checkbox"/> Strong Infrastructure and Public Services</td> </tr> <tr> <td><input type="checkbox"/> Trusted and Engaged Leadership</td> <td><input type="checkbox"/> Sustainable</td> </tr> </table>				<input type="checkbox"/> Healthy and Safe Community	<input type="checkbox"/> Thriving and Vibrant Destination Community	<input checked="" type="checkbox"/> Equitable, Diverse, Inclusive, and Friendly	<input type="checkbox"/> Strong Infrastructure and Public Services	<input type="checkbox"/> Trusted and Engaged Leadership	<input type="checkbox"/> Sustainable
<input type="checkbox"/> Healthy and Safe Community	<input type="checkbox"/> Thriving and Vibrant Destination Community								
<input checked="" type="checkbox"/> Equitable, Diverse, Inclusive, and Friendly	<input type="checkbox"/> Strong Infrastructure and Public Services								
<input type="checkbox"/> Trusted and Engaged Leadership	<input type="checkbox"/> Sustainable								

**BACKGROUND:** In 1991, Columbia Heights formalized a relationship with Łomianki, Poland through the Sister Cities Program, a international volunteer organization. Since that time, Sister Cities members have visited each other's cities to establish the bond and friendship. The story providing the basis and leading up to that partnership was written in the Fall 2023 issue of POLAM, a publication of the Polish American Cultural Institute of Minnesota (PACIM), attached.

At a Sister Cities meeting in 2023, Mayor Marquez Simula and the president of PACIM, Edyta Dudek, discussed erecting a 'sister' monument in Columbia Heights which pays tribute to the American airmen who were shot down in 1944. Mayor Marquez Simula attending the unveiling of that monument in Łomianki Poland in 2022. Łomianki Poland has authorized PACIM and Sister Cities Columbia Heights to replicate the monument design.

Accepting this memorial piece is consistent with the City's 2023 Strategic Plan Core Strategy 4g of promoting public art. Staff suggests placing it in a high visibility area such as Huset Park West. There is no cost to the City for the monument. When the monument is ready in 2024, staff would prepare a foundation slab and landscaping at the chosen site. A sign may also be desired at the public space to provide background information.

**STAFF RECOMMENDATION:** Accept the monument from PACIM and Sister Cities Columbia Heights as a sister monument to Łomianki Poland, and authorize staff to prepare a site in Huset Park West.

<b>RECOMMENDED MOTION(S):</b>
MOTION: Move to Accept the monument from PACIM and Sister Cities Columbia Heights as a sister monument to Łomianki Poland, and authorize staff to prepare a site in Huset Park West.

**ATTACHMENTS:**

Excerpt from Fall 2023 issue of POLAM



# 1944 Warsaw US Airlift Memorial

In September 1944, during the Warsaw Uprising, Allied planes dropped supplies to help the fighters in Warsaw. On September 18, the American B17G Fortress "See you later" was shot down over Dziekanów Leśny, eight miles away from the capital. Eight crew members died in the crash; two survived but were captured and taken as prisoners. After the war, both of the survivors returned to the USA. One of the heroic pilots who lost his life that day, Walter Shimshock (Władysław Szymczak), was a Polish American from Columbia Heights, Minnesota.



In 1987, the American Pilots Monument was unveiled at the Łomianki war cemetery. When US Vice-President George H.W. Bush visited Poland, he paid his respect by laying flowers in honor of the downed American pilots.



## *The crew of "See you later."*

*Pictured left to right (kneeling):  
Walter Shimshock, Dan Weinberg  
(later replaced by George MacPhee),  
Paul Haney, and Frank DeCillis.*

*Left to right (standing):  
Marcus Shook, Francis Akins,  
Forrest Shaw, and Myron Merrill.*

*Not pictured:  
Vince Stefaneck.*

*Courtesy of Garnett Akins Rainey  
and Marcia Akins Evancheck.*





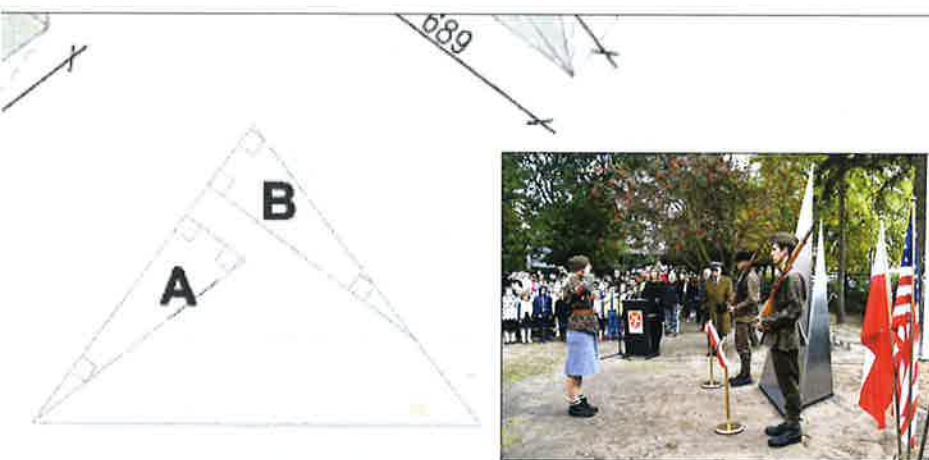
**In 1989, when the families of fallen pilots visited Łomianki, the idea of establishing cooperation between two cities, Łomianki, Poland and Columbia Heights, Minnesota, arose.**

**The ardent supporters of this idea were Walter's brothers - Bernard and George Szymczak. On their initiative, on July 14, 1991, the two cities formalized their partnership with a cooperation agreement.**

Since the partnership began, Sister Cities Columbia Heights members have visited Łomianki multiple times to take part in commemorative events for the crash anniversary. A significant highlight was on September 16, 2022, when the Mayor Amada Simula of Columbia Heights was present for unveiling of a monument dedicated to the Heroic Crew of the B-17G Airplane. Amada and other Sister Cities members engaged in many historical activities organized by the city for children and entire families.

In 2023, during one of the Sister Cities meetings held in Columbia Heights City Hall, the conversation between Mayor Amada Simula and PACIM President Edyta Dudek led to initiating the efforts to erect a sister monument in Łomianki Park in Columbia Heights, as a tribute to the American airmen who tragically lost their lives in the 1944 plane crash, as well as the Polish soldiers and civilians who resisted the Germans during the Warsaw Uprising. On October 24, 2023, the city of Łomianki graciously granted PACIM and Sister Cities Columbia Heights the authorization to replicate their monument design in Minnesota.

The Columbia Heights Sister City Organization has been very active in Columbia Heights for the past 33 years. Our sister city is Łomianki, Poland. It has a history that reflects back to WWII and the original founders. We are a volunteer organization. Anything that has been accomplished over the years is due to the amazing members. We meet the second Tuesday of each month, except July and December. Our membership dues are very low, but any money we receive goes to support many Columbia Heights events, charitable organizations, and any costs of the organization. Our big project has been supplying books, magazines, calendars to the English teachers in Łomianki, Poland. We call it "The English Learners Library". All are welcomed to join and be a part of this International Organization.



*Gloria Bergstrom, chair of Sister Cities  
Columbia Heights - Łomianki*

Temat opracowania:

**PROJEKT TECHNICZNY KONSTRUKCJI STALOWEJ  
POMNIKA**

INWESTOR:

Gmina Łomianki  
ul. Warszawska 115, 05-092 Łomianki



THE POLISH AMERICAN CULTURAL INSTITUTE OF MINNESOTA

# POLAM

FALL 2023 VOLUME 45 ISSUE 3 WWW.PACIM.ORG

PAMIĘCI BOHATERSKIEJ ZŁOZI SAMOŁOT

- About Lomianki
- Fall Soup Festival
- Scholarships
- News from Poland